

RETAIL / FLEX BUILDING FOR SALE OR LEASE

2582 S Academy Blvd

COLORADO SPRINGS, CO 80916



2582 S ACADEMY BLVD is a single-tenant retail / flex building located on S. Academy Blvd. and offers high visibility on a highly trafficked corridor. The property is available for lease or sale to an owner-user. The property currently operates as a medical marijuana dispensary and grow but can be converted for other retail / flex uses.

- New roof to be installed in 2025
- Clear Height: 9'
- Power: 200 AMP, 120 volt, 3-Phase
- High visibility and ample parking

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	16,027	101,108	216,011
Average Household Income	5,682	38,050	83,550
Households	\$72,914	\$77,557	\$85,067

Source: 2024 Forecasts, Esri and CoStar Group, All Rights Reserved

BUILDING SIZE:	4,200 SF (70' x 60')
SALE PRICE:	\$749,950.00 (\$178.33/SF)
LEASE RATE:	\$15.00 / SF + Expenses
LAND:	.46 Acres (19,994 SF)
YEAR BUILT:	1986
ZONING:	MX-M CU AO
PARKING:	13 Spaces
POWER:	200 AMP, 120 volt, 3-Phase
CEILING HEIGHT:	9' Clear



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FLOOR PLAN
2582 S ACADEMY BLVD
4,200 SF AVAILABLE

