

**BERKSHIRE
HATHAWAY**
HOMESERVICES

COLORADO
REAL ESTATE
COMMERCIAL

FOR LEASE

\$18/sf/yr
1248 SF



6780 North Academy Boulevard | Colorado Springs, CO 80918



OVERVIEW

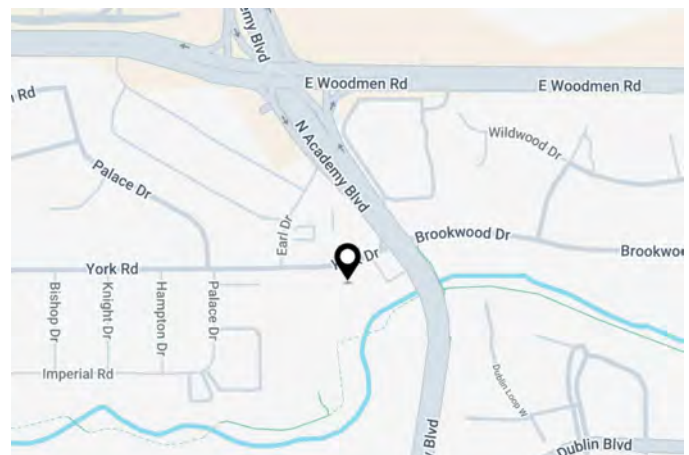
Discover the vibrant atmosphere surrounding the Retail/Strip Center at 6780 North Academy Boulevard. Situated in a thriving commercial hub, this prime location offers access to a diverse array of amenities. Just moments away, patrons can explore the popular Chapel Hills Mall, enjoy a wide range of dining options, and take advantage of convenient access to major roadways. With a mix of residential neighborhoods and commercial developments, the area provides a bustling and dynamic customer base for retail businesses. The property is currently being used as a dog grooming spa and was recently updated in 2022. From well-established local attractions to modern conveniences, the surroundings of this property present an exciting opportunity for retailers seeking to draw in a steady stream of visitors.

AMENITIES

This space was being used as a pet spa. Washer/dryer hookups, bathroom, AC/HVAC recently updated. Well established center with Asian Cookery and Vape Shop. King Soopers gas station on corner.

LOCATION

Located on the corner of N Academy Blvd with high traffic counts. Close to large anchors, retailers and restaurants.



Stop N Shop

6780 North Academy Boulevard, Colorado Springs, CO 80918

FOR LEASE

Property Summary



Property Description

Introducing an exceptional leasing opportunity for a large corner lot retail space set up for a Drive Thru. This versatile property features a "Vanilla Shell" ready for customization, boasting an upgraded panel with 800 amps, two pre-installed bathrooms, a back entrance for deliveries, office area, and ample storage. Situated on a bustling corner with the prestigious King Soopers Gas Station as the anchor, this high-visibility location offers immense potential for a range of businesses seeking maximum exposure and convenience. Don't miss the chance to make your mark in this thriving area with this prime commercial space.

Property Highlights

- Updated
- High traffic counts
- Bathrooms installed
-

Offering Summary

Lease Rate:	\$18. SF per year (NNN)
Available SF:	1248 SF
NNN:	\$7.60 sf/yr
Building Size:	6,877 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	363	1,117	3,925
Total Population	849	2,581	9,324
Average HH Income	\$97,255	\$93,940	\$98,120

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Features:

High traffic counts
Bathrooms installed
Washer/dryer hook ups
Break area
Front/back entrance
updated 2022
New paint



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Retailer Map



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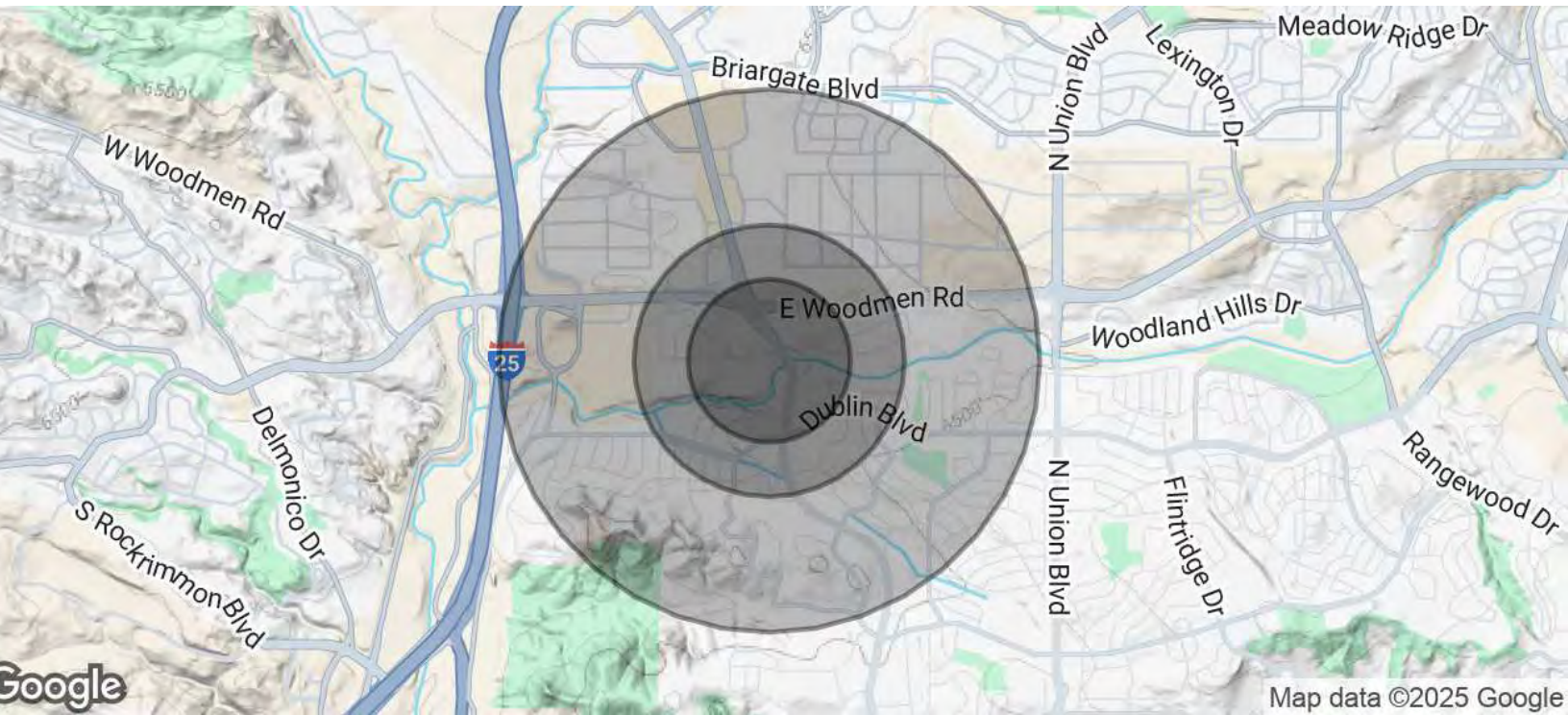
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Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	849	2,581	9,324
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	363	1,117	3,925
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$97,255	\$93,940	\$98,120
Average House Value	\$568,234	\$539,930	\$531,801

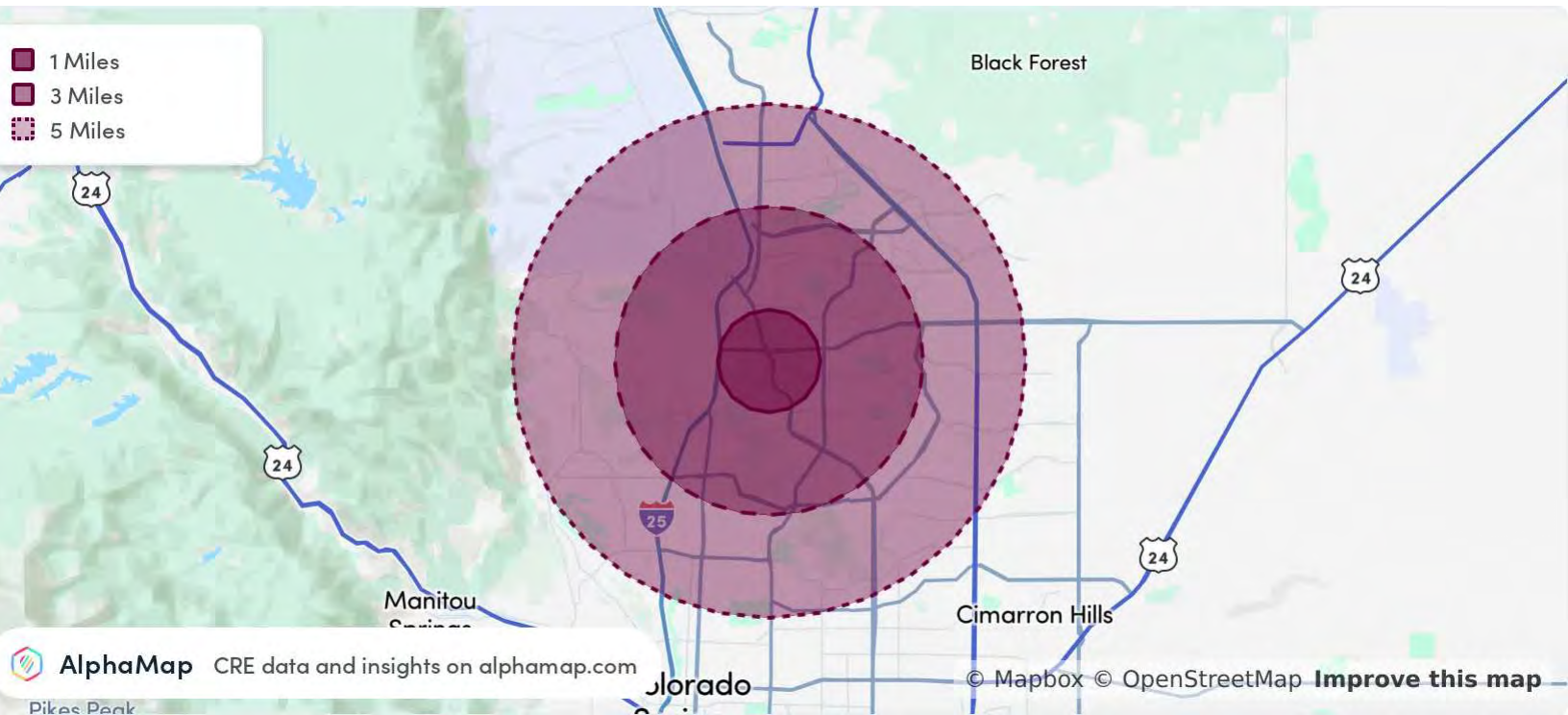
Demographics data derived from AlphaMap

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Area Analytics



Population	1 Mile	3 Miles	5 Miles
Total Population	9,324	82,952	233,611
Average Age	40	40	40
Average Age (Male)	38	39	39
Average Age (Female)	41	41	41

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	3,925	33,370	91,397
Persons per HH	2.4	2.5	2.6
Average HH Income	\$98,120	\$112,538	\$121,350
Average House Value	\$531,801	\$518,307	\$524,687
Per Capita Income	\$40,883	\$45,015	\$46,673

Map and demographics data derived from AlphaMap



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