



PLAZA 3500

RETAIL SPACE AVAILABLE

FOR LEASE

2,402 SF



3556 N Academy Blvd
Colorado Springs, CO

NAIHighland

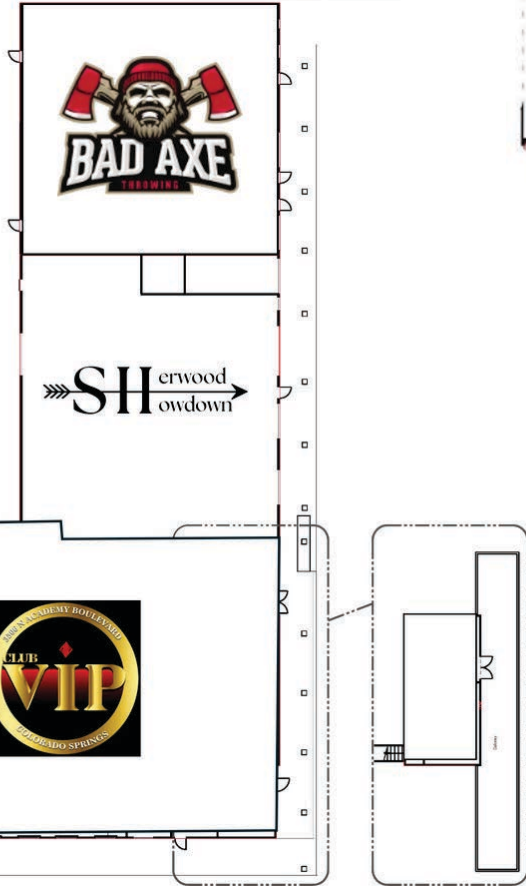
FLOORPLANS

SUITE 3556

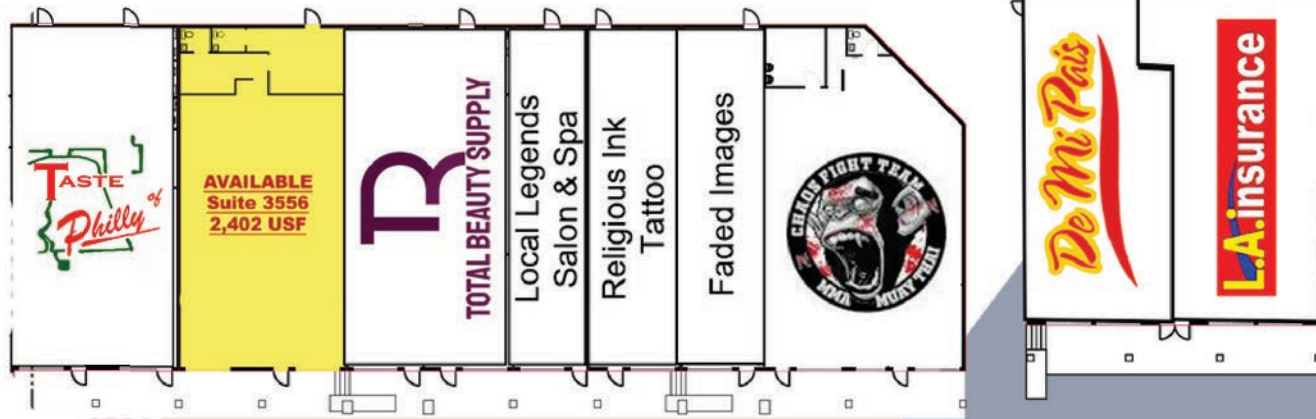
2,402 SF

LEASE RATE

\$10.00 - \$16.00, NNN



PLAZA 3500 | RETAIL SPACE



PROPERTY HIGHLIGHTS

- Low Retail NNN Expenses (\$4.53 PSF Est.)
- Excellent Visibility to N Academy Blvd
- New Monument Signage Available
- Over 50,000+ Vehicles Per Day Along N Academy Blvd
- Ample Parking Available

LISTING BROKERS



Jordin Egan, Senior Broker

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Darek Bartol, Associate Broker

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Jack Egan, Associate Broker

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DEMOGRAPHICS (2024)

1 MILE KEY FACTS

16,038

POPULATION

35.3

MEDIAN AGE



7,214

HOUSEHOLDS

\$68,530

AVERAGE HHLD
INCOME

3 MILES KEY FACTS

120,531

POPULATION

37.6

MEDIAN AGE



49,671

HOUSEHOLDS

\$86,793

AVERAGE HHLD
INCOME

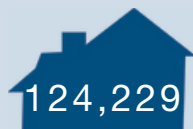
5 MILES KEY FACTS

307,644

POPULATION

36.1

MEDIAN AGE



124,229

HOUSEHOLDS

\$88,221

AVERAGE HHLD
INCOME

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BIRDSEYE VIEW



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🌐 highlandcommercial.com

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