

FOR SALE | FOR LEASE

Freestanding QSR w/Drive-Thru



1107 N Academy Blvd
Colorado Springs, CO 80909

Property Features

- The Subject property is located on the NEC of N Academy Blvd & Galley Rd
- High traffic counts are supported by Platte Ave, one of the major East-West arterials in Colorado Springs offering a dense mix of residential and business traffic
- Opportunity to purchase business and/or real estate
- DO NOT SOLICIT BUSINESS

Property Specifications

Building Size **2,840 SF**

Land Size **29,648 SF**

Year Built **1974**

Zoning **MX-L**

LEASE RATE **CONTACT BROKER**

ASKING PRICE **CONTACT BROKER**

NAI Highland

Darek Bartol

Associate Broker

+1 727 631 2554

• bartol@highlandcommercial.com

John Benson

Associate Broker

+1 719 663 0027

• benson@highlandcommercial.com

NAI Highland, LLC

Two North Cascade Avenue, Suite 300

Colorado Springs, CO 80903

+1 719 577 0044

www.highlandcommercial.com

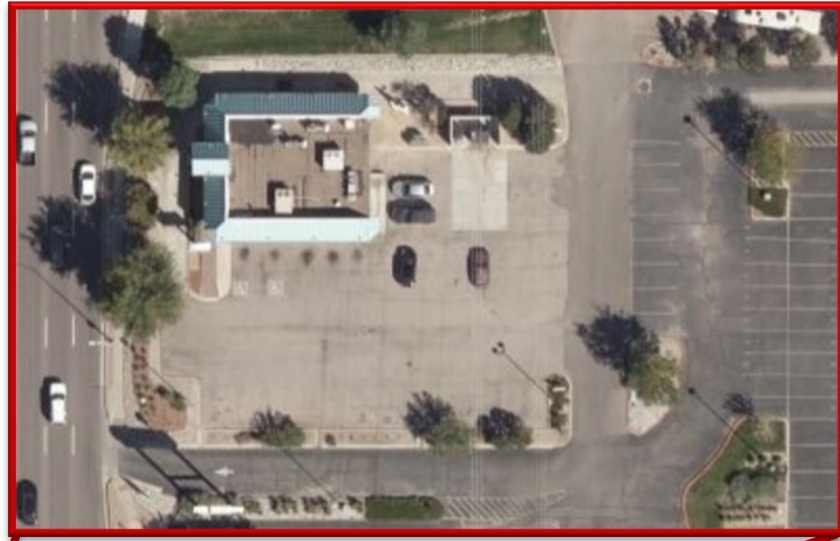
J 07/16/2024

FOR SALE | FOR LEASE

Freestanding QSR w/Drive-Thru

Market Profile (2022)

RADIUS	1-MILE	3-MILE	5-MILE
Total Population	17,167	125,582	288,711
Total Hhlds	6,929	52,871	116,989
Avg Hhld Income	\$57,349	\$63,152	\$71,277
Avg Home Value	\$240,548	\$251,864	\$261,300
Businesses	1,062	7,020	16,871
Employees	7,927	57,072	143,735



DISCLAIMER: NAI HIGHLAND, LLC OBTAINED THIS INFORMATION FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION.