

FOR LEASE

2,254 SF RETAIL/RESTAURANT



SH

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Academy Gateway

7140-7190 North Academy Boulevard | Colorado Springs, CO

OWNED BY
ALTUS



HIGHLIGHTS

- 27,953 SF two-building retail center
- Diverse tenant mix with 10 units
- Highly visible and accessible location with direct frontage along North Academy Blvd
- Signalized access at Shrider Rd and North Academy Blvd (43,000 ADT)
- Ample surface parking
- Located within the North Academy Boulevard Retail Corridor

Neighboring Tenants: Sola Salon, AT&T Aurora Med Spa, Modern Market Eatery, Wingstop, Eyeglass World, Qdoba, SweetSummer Frozen Yogurt Cafe, North Academy Chiropractic, and Pei Wei Asian Diner

Building A

Total Building Size: 8,294 SF // Year Built: 2003 // Lot Area: 2.04 Acre

Building B

Total Building Size: 19,659 SF // Year Built: 2002 // Lot Area: 2.66 Acres

DEMOGRAPHICS

1M / 3M / 5M (ESRI 2023)



Population

6,899 / 79,281 / 217,330



Average Household Income

\$96,753 / \$114,969 / \$116,840



Daytime Population

12,873 / 51,372 / 106,294



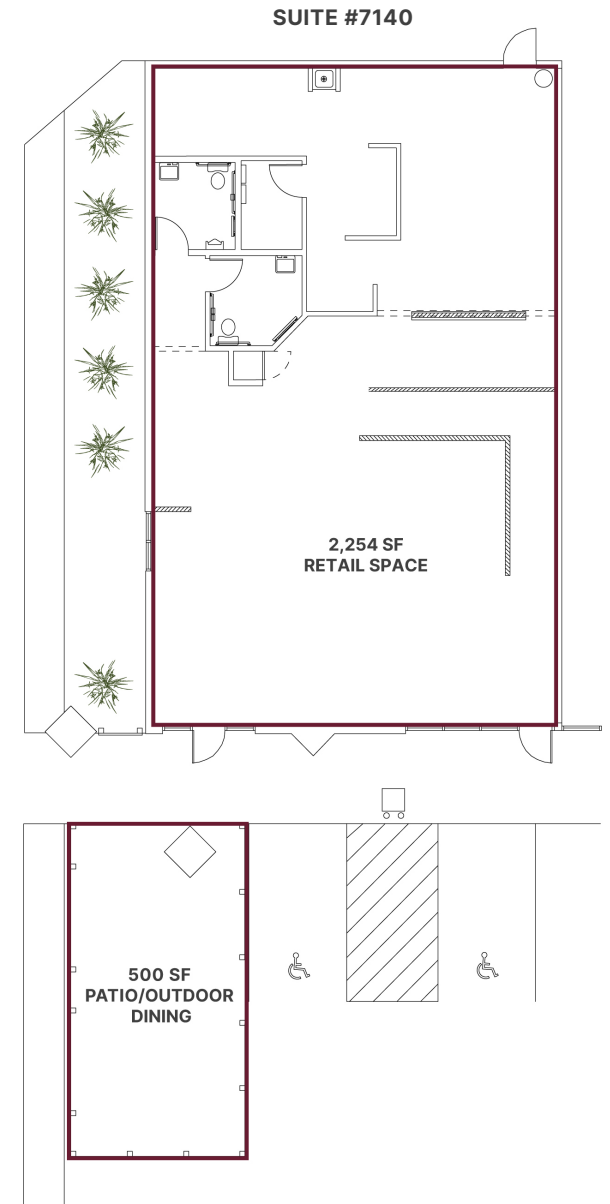
PROPERTY DETAILS

- 2,254 SF end-cap retail space
- Restaurant renovated in 2015
- Max dining capacity: 66 interior and 26 exterior
- Includes 500 SF outdoor patio
- Available 2/1/2024

TRAFFIC COUNTS

→	Woodmen Rd	EAST OF	Academy Blvd	43,218 ADT ¹
←	Woodmen Rd	WEST OF	Academy Blvd	47,842 ADT
↑	Academy Blvd	NORTH OF	Woodmen Rd	52,164 ADT ¹
↓	I-25	SOUTH OF	Academy Blvd	131,519 ADT

SOURCE: ESRI 2021, ¹CoStar 2022









Aerial Image Courtesy of Google Earth