



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**



**BRENNAN**  
INVESTMENT GROUP



**1749 N ACADEMY BLVD.**

COLORADO SPRINGS, CO 80909



**FOR SALE OR LEASE**



**RUSTIC HILLS COMMERCE CENTER**

NEC NORTH ACADEMY BLVD & PALMER PARK BLVD





POTENTIAL SPACE FINISHES

## 29,915 SF FOR SALE OR LEASE

SHOWROOM, FLEX OR  
INDUSTRIAL SPACE AVAILABLE

### SALE PRICE

\$3,740,000 (\$125/SF)

### BASE RATE

\$11.50 PSF NNN

### OPERATING EXPENSES

\$2.75 per RSF (2024 Est.)

### LOT SIZE

Approximately 1.8 Acres  
Addl. Land Available at \$10.50/SF

### CLEAR HEIGHT

14'

### POWER

225 Amps - 3 phase

### FIRE SUPPRESSION

Yes

### LOADING

(3) 12' x 10' Drive-In (1) 12' x 10' Van-High

### PARKING

40 Spaces

### ZONING

L1 (Light Industrial)



MAP LEGEND  
VAN-HIGH  
DRIVE-IN

1749 N ACADEMY BLVD.

ADDITIONAL  
LAND AVAILABLE

1.9 AC

FOR SALE OR LEASE

MALLORY

UNIVERSAL  
CYCLES  
COMPANY LLC

SUITE 120-140  
FOR LEASE

outz

50,000 SF  
IMPROVEMENTS COMING  
AVAILABLE  
FOR LEASE 1Q26

40,000 SF  
IMPROVEMENTS COMING  
AVAILABLE FOR LEASE  
1Q26

Up to 90,000 SF Contiguous  
3960 PALMER PARK BLVD

COIN  
LAUNDRY

H&R  
BLOCK

GRAND  
GYROS

CENTER  
REDEVELOPMENT  
COMPLETED 4Q23



METAL  
supermarkets

DASH  
MART

Firestone

41,483 VPD  
N Academy Blvd  
at LaSalle St

LA SALLE ST

NORTHBOUND N ACADEMY BLVD

12,241 VPD  
Palmer Park Blvd at  
N Academy Blvd

PALMER PARK BLVD





5 MILES TO  
DOWNTOWN



8 MILES TO  
BRIARGATE



9 MILES TO  
COS AIRPORT



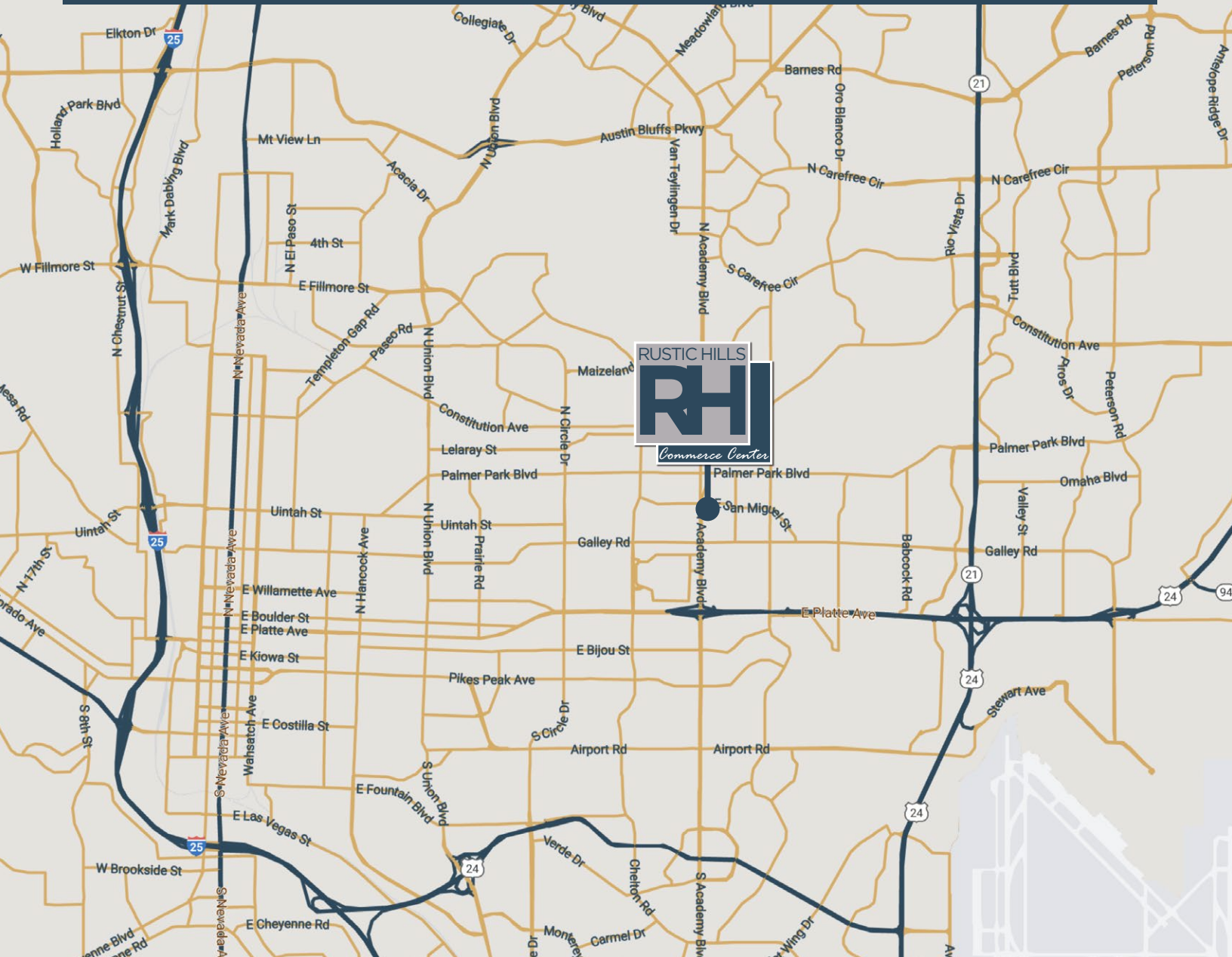
5 MINUTES TO  
POWERS BLVD



4 MINUTES TO  
PLATTE AVE



12 MINUTES TO  
I-25



### Area Demographics

1 Mile 3 Miles 5 Miles

2024 Population	15,544	122,646	290,899
2029 Projected Population	16,122	128,133	303,448
2024 Households	6,393	51,401	117,446
Average Household Income	\$69,996	\$71,720	\$81,317

### Traffic Counts

VPD

N Academy Blvd at Constitution Ave S (2022)	46,914
N Academy Blvd at E La Salle St (2022)	41,483
N Academy Blvd at Constitution Ave N (2022)	45,923



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Commercial

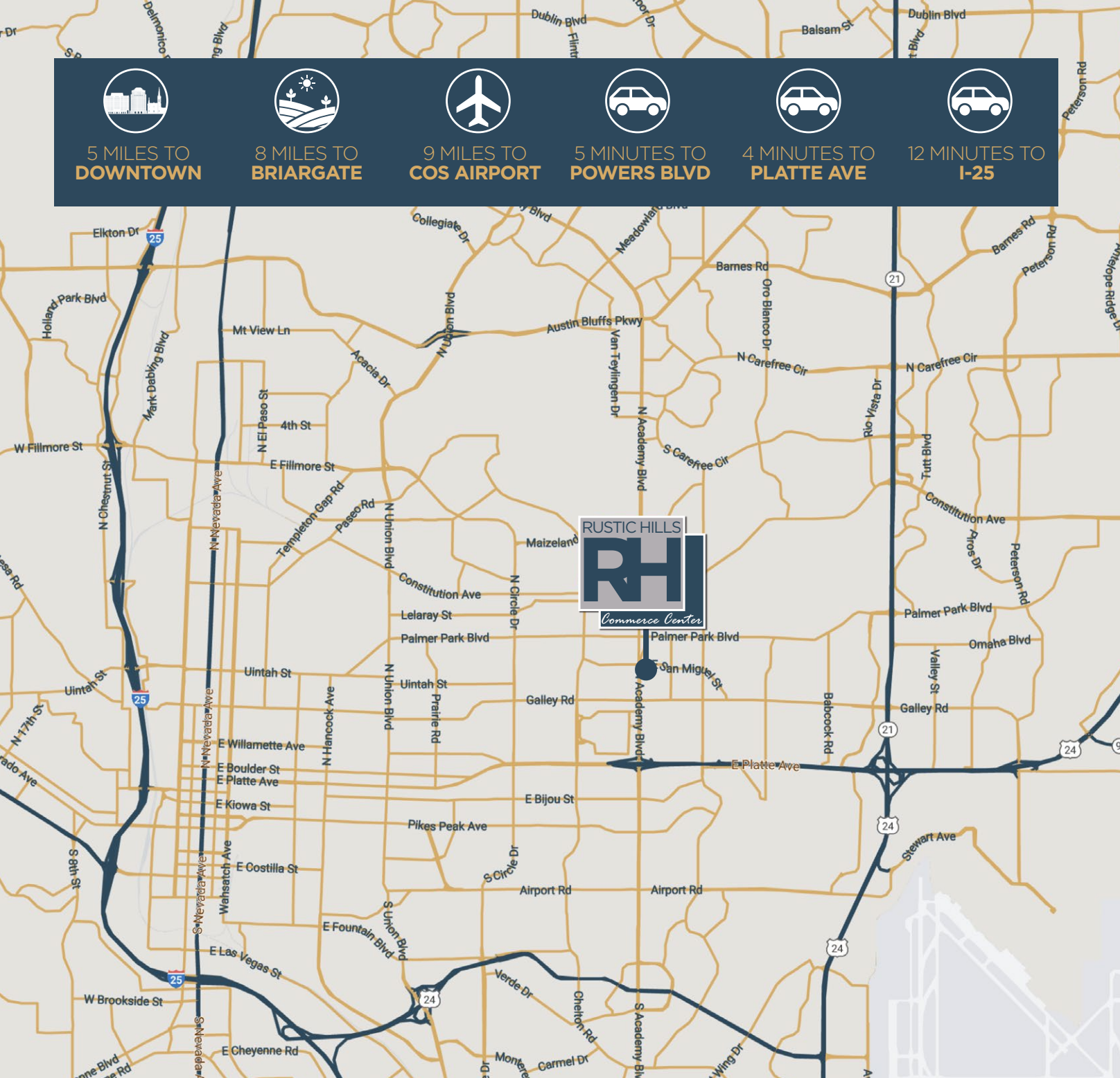
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**HEATHER MCKEEN**

Director  
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