

ACADEMY STATION SHOPPING CENTER

3952 N. ACADEMY BLVD, SUITE F
COLORADO SPRINGS, CO 80917



Retail & Office
FOR LEASE



AVAILABLE
2,291 SF

ACADEMY STATION offers prime retail and office space at the high-traffic intersection of Academy Blvd and Austin Bluffs Pkwy in Colorado Springs. This prominent, mixed-use center combines outstanding visibility and easy access in one of the city's most dynamic commercial corridors, featuring national retailers.



Centrally located Shopping Center



Excellent Visibility on Academy Blvd



High-Traffic Retail-Heavy Corridor



Great Customer Access



Abundant Customer Parking



Monument Signage



60,040 SF
RETAIL CENTER
TOTAL AREA



2,291 RSF
AVAILABLE
SPACE



\$13 PSF
NNN
LEASE RATE



\$7.25 PSF
OPERATING
EXPENSES



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