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# Retail and Office Space For Lease

**Plaza 2300**  
2359-2427 North Academy Boulevard, Colorado Springs, Colorado 80909




*This highly visible property is located on the southeast corner of Academy Blvd and Maizeland Rd.*

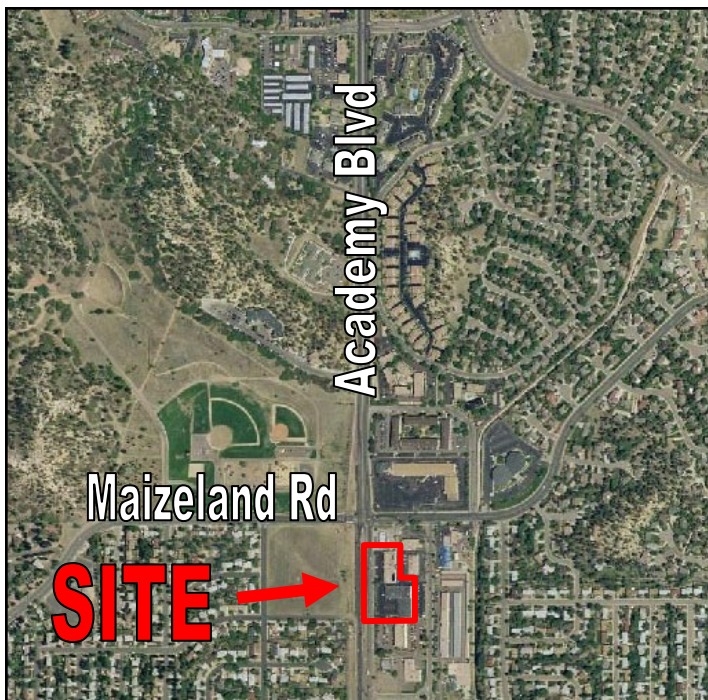
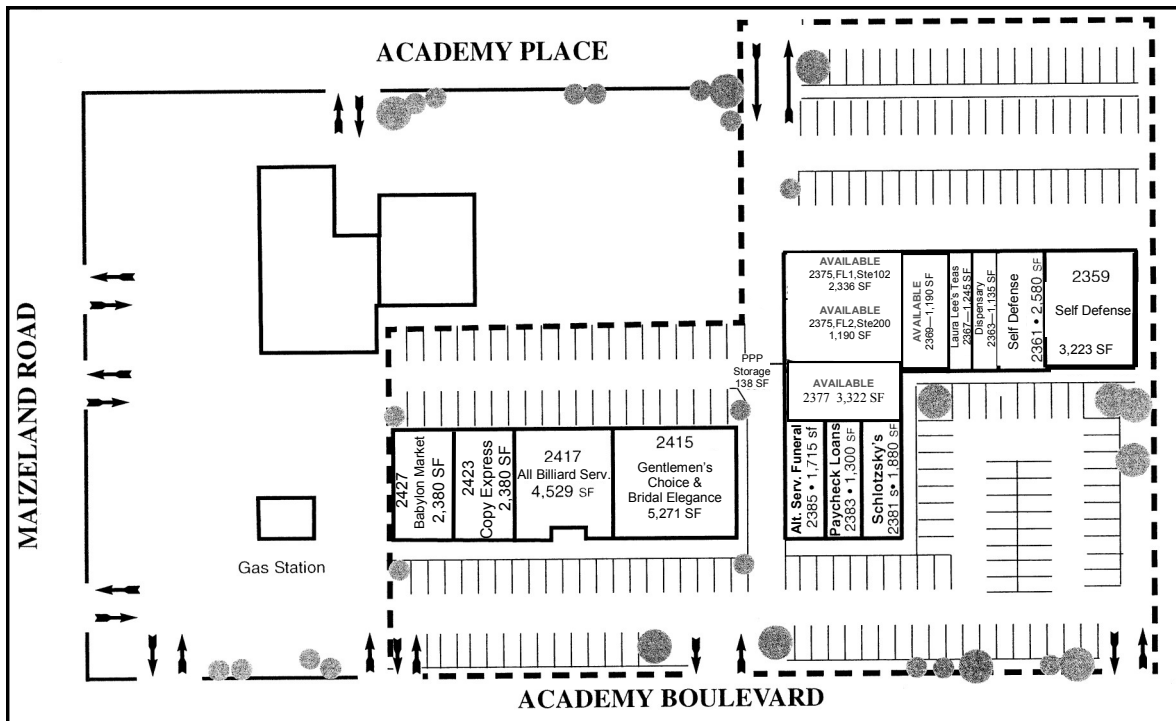
AVAILABILITY		
	Unit	Sq. Ft.
<b>Retail:</b>	2369	1,190 SF
	2377	3,322 SF
<b>Office:</b>	2375 (#102)	2,336 SF
	2375 (#200)	1,180 SF
<b>LEASE RATE:</b>	\$5.00-\$8.00/sq. ft., NNN	
<b>ZONING:</b>	PBC	
<b>EXPENSES:</b>	\$3.67/ sq. ft. (est.)	

DEMOGRAPHICS	
	<b>Population:</b>
One-Mile Radius:	13,417
Three-Mile Radius:	120,753
Five-Mile Radius:	261,921
	<b>Traffic Counts:</b>
Academy Blvd - cars per day	54,373
Maizeland Rd - cars per day	21,780

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