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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.

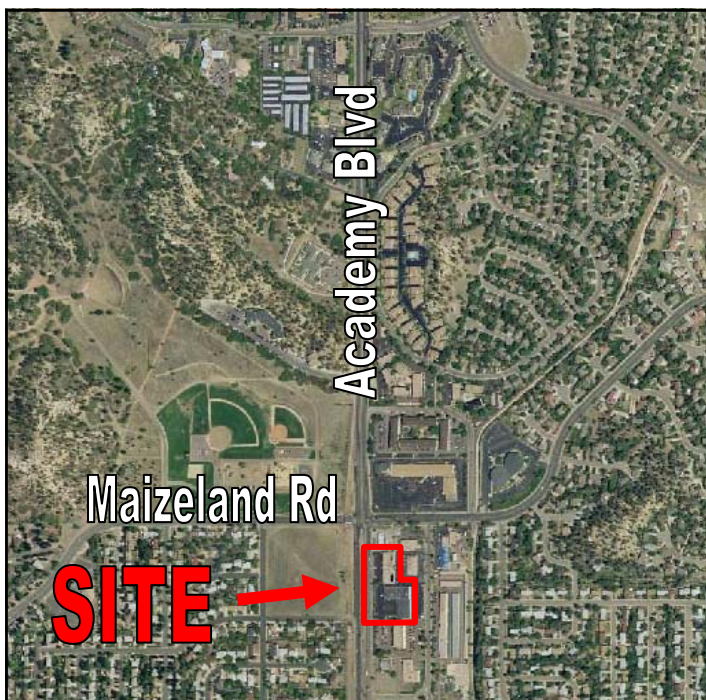
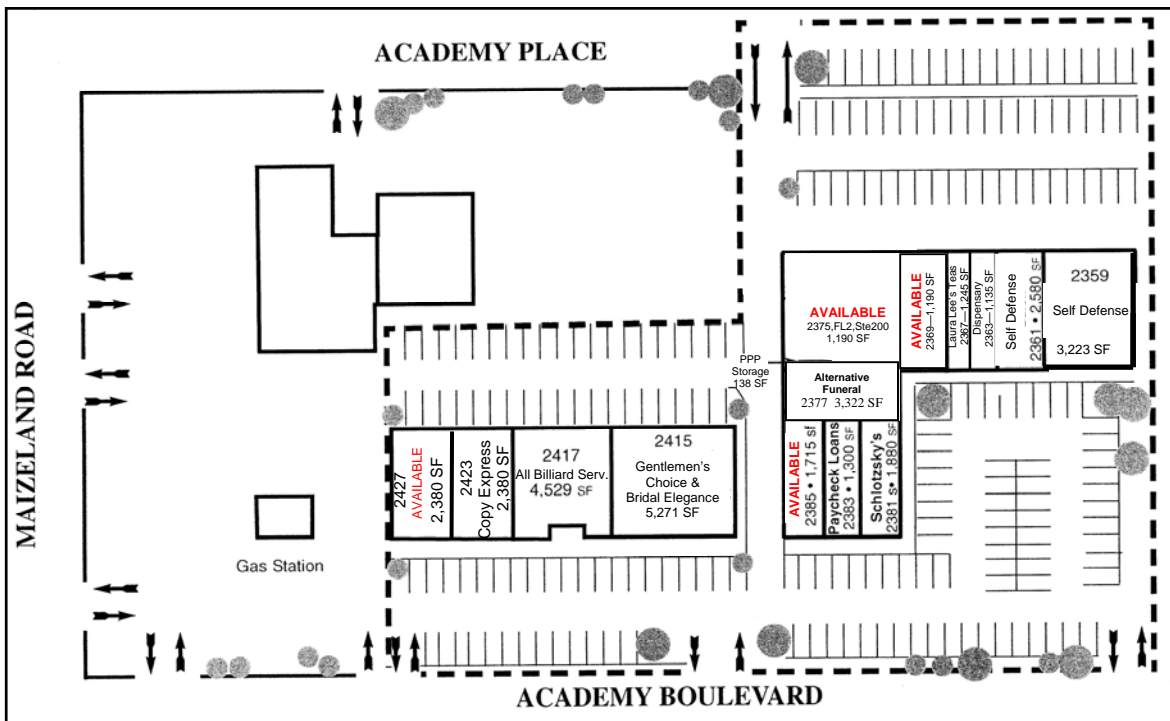
| AVAILABILITY | | |
|---|-------------|----------|
| | Unit | Sq. Ft. |
| Retail: | 2369 | 1,190 SF |
| | 2385 | 1,715 SF |
| | 2427 | 2,380 SF |
| Office: | 2375 (#200) | 1,180 SF |
| LEASE RATE: \$5.00-\$8.00/sq. ft., NNN | | |
| ZONING: PBC | | |
| EXPENSES: \$3.67/ sq. ft. (est.) | | |

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

CONTACT:
JAY CARLSON
719.520.9500
carlson@fronrangecommercial.com



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105 East Moreno Avenue, Second Floor, Colorado Springs, CO 80903 Ph 719.520.9500 Fx 719.520.1043