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RESTAURANT SPACE AVAILABLE

FORMER BLACK ANGUS RESTAURANT

LOCATION:
3330 NORTH ACADEMY BLVD.

LEASE RATE:
$9.50/SF NNN

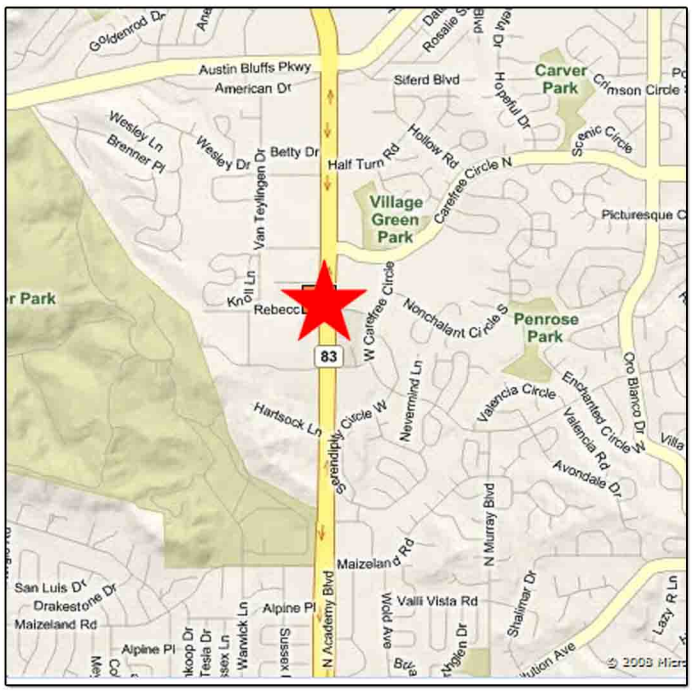
SALE PRICE:
$795,000

AVAILABLE SPACE:
11,874 SQUARE FEET ~ BUILDING
1.67 ACRES

ZONING:
PBC (PLANNED BUSINESS CENTER)
CITY OF COLORADO SPRINGS

TRAFFIC COUNT:
ACADEMY BLVD. & NORTH CAREFREE ~
ON ACADEMY BLVD. ~ NB 27,340/SB 31,301
ON NORTH CAREFREE ~ EB 5,570/WB 8,931
TOTAL FOR INTERSECTION = 73,142 CPD
(CARS PER DAY ~ JAN. 2005)

DEMOGRAPHICS (2007 ESTIMATE)	MILE 1	MILE 3	MILE 5
POPULATION:	13,632	111,114	257,400
AVE HH INCOME:	$50,190	$63,200	$61,479
NUMBER OF HOUSEHOLDS:	3423	30,161	66,902



C. SCOTT GRAY
(719) 243-6400
scott@cornerstoneretail.com
JOHN SIMONS
(719) 492-1111
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