

BANK BUILDING AVAILABLE

4151 N Academy Boulevard, Colorado Springs, CO



DEMOGRAPHICS



POPULATION

1 Mile:	17,646
3 Mile:	125,598
5 Mile:	303,424



EMPLOYEES

1 Mile:	6,538
3 Mile:	34,691
5 Mile:	116,904



AVG. HH INCOME

1 Mile:	\$86,857
3 Mile:	\$106,904
5 Mile:	\$107,676

CONTACT

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PROPERTY OVERVIEW

- Bank building available
- **Building Size:** Approximately 2,880 SF
- **Land Size:** 0.72 AC
- High traffic retail intersection
- Walmart Neighborhood Market anchored shopping center
- Established trade area with strong demographics



HOUSEHOLDS

1 Mile:	7,876
3 Mile:	52,858
5 Mile:	124,932



TRAFFIC COUNTS

AB Pkwy e/o Academy:	38,603 vpd
Academy n/o AB Pkwy:	41,888 vpd
AB Pkwy w/o Academy:	38,765 vpd

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