

EXTREMELY RARE COMMERCIAL DEVELOPMENT OPPORTUNITY ADJACENT TO NEW QUIKTRIP

0.59 ACRES AVAILABLE

NE Quadrant of N Academy Blvd and Palmer Park Blvd, Colorado Springs, CO



EXECUTIVE SUMMARY

NavPoint Real Estate Group is pleased to present a commercial parcel totaling 0.59 acres. This development parcel, located at the Northeast quadrant of Palmer Park Boulevard and N Academy Boulevard in Colorado Springs, offers a prime infill opportunity along one of the city's most heavily traveled commercial corridors. With traffic counts exceeding 42,000 vehicles per day on North Academy Boulevard, the site provides direct visibility and exposure in a highly active Academy Blvd retail corridor. Positioned in between North- and South-bound Academy Blvd, directly adjacent to a newly opened QuikTrip convenience store, the property benefits from strong surrounding consumer traffic, convenient access, and a central location within Colorado Springs, making it well suited for a variety of commercial development opportunities.

Property Highlights

- Extremely rare Academy Blvd development land in Colorado Springs
- Prime visibility and access from N Academy Blvd and Palmer Park Blvd
- Dense residential nearby
- Directly adjacent to new QuikTrip

Deed Restrictions

Convenience store and motor fuels sales prohibited. Additional restrictions may apply on a site specific basis. Call for details.



PROPERTY OVERVIEW



PURCHASE PRICE
CONTACT BROKER



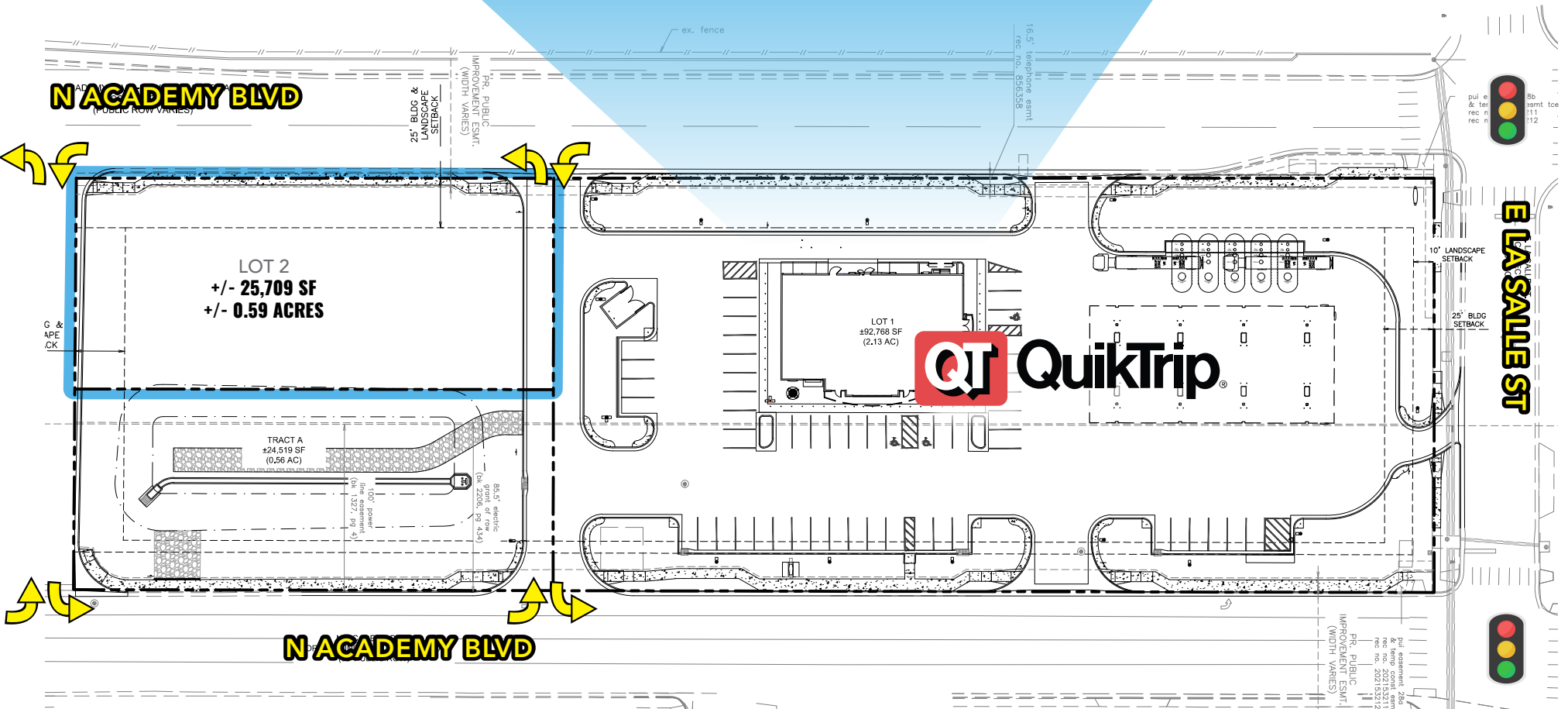
TOTAL PARCEL SIZE
0.59 ACRES



ZONING
PUD



SITE PLAN



LOCATION MAP

DEMOGRAPHICS

POPULATION

1 MILE 3 MILE 5 MILE

2030 Projection 15,685 125,569 295,483

2025 Estimate 15,578 122,546 286,571

Growth 2025-2030 0.7% 2.5% 3.1%

Average Age 40 39 38

Average Household Income \$76,200 \$78,900 \$90,000

SITE



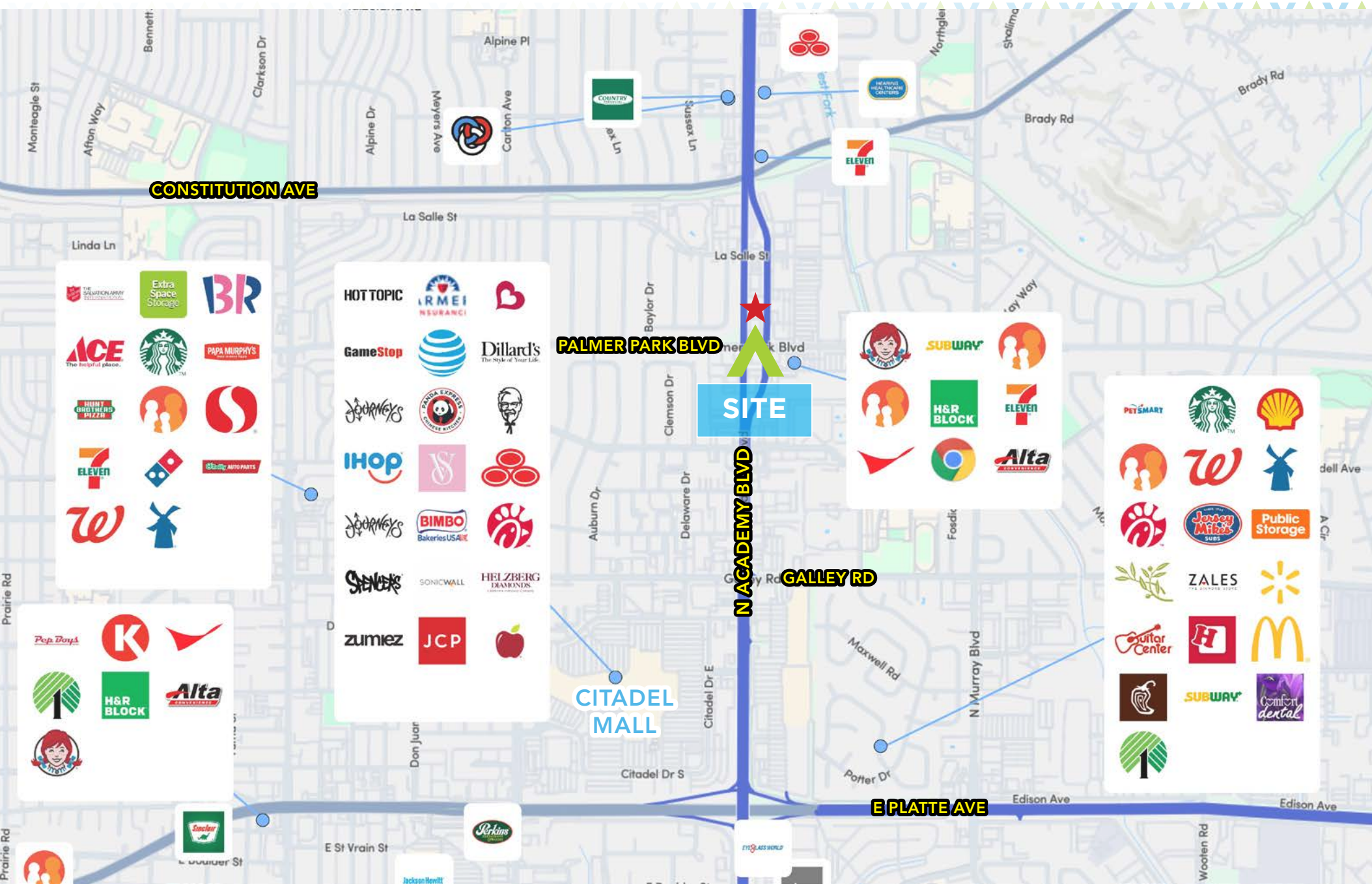
**COLORADO
SPRINGS**

Denver International Airport

N



AREA RETAIL



PROPERTY PHOTOS



ABOUT NAVPOINT

NavPoint Real Estate Group is a comprehensive commercial real estate services firm based in Colorado. Our firm specializes in acquisitions, dispositions and leasing across all product types throughout Colorado and the Western United States. Our spectrum of services allows us to successfully address even the most challenging real estate needs. Our core services include:



Our Mission — At NavPoint Real Estate Group, we strive to exceed the expectations of our clients by providing a clear route to success in every real estate transaction. We put people above profits and allow this philosophy to shape our success.

We are a boutique, Colorado-based firm but our resources and expertise are on par with any national organization. Our size allows us to be nimble, hands-on and attuned to the needs of our individual clients. We provide a level of attention only a privately-owned firm can offer. Our team has completed over 1,630 transactions and is currently involved in the exclusive brokerage of well over 2,000,000 SF of commercial real estate.

NEARLY
\$2B
IN CLOSED TRANSACTIONS
Since 2011

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