

Hancock Plaza

Location:

2710 - 2910 SOUTH ACADEMY BLVD,
COLORADO SPRINGS, CO 80916
NORTHWEST CORNER OF SOUTH
ACADEMY BLVD & HANCOCK EXPY

Project Size:

182,000 SQUARE FEET

Lease Rate:

\$14.00-\$25.00/SF NNN
NNN = \$3.56/SF (2019 ESTIMATE)

Sale:

PAD 1: 1.437 ACRES
\$750,000
PAD 2: .590 ACRES
\$625,000

Zoning:

PBC (PLANNED BUSINESS PARK)

Traffic Count:

S ACADEMY BLVD & HANCOCK EXPY
31,804 (2014 MPSI ESTIMATE)

Population:

(2018 ESTIMATE)

1 MILE..... 16,506
3 MILES..... 101,114
5 MILES..... 210,397

Average HH Income:

(2018 ESTIMATE)

1 MILE..... \$51,343
3 MILES..... \$54,106
5 MILES..... \$60,264



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Suite #	Sq. Ft.	Description	Suite #	Sq. Ft.	Description	Suite #	Sq. Ft.	Description
2910-100	61,453	King Soopers	2810-140	1,205	Lady Barber	2710-100	1,215	Titan Computers
2850-100	5,150	Rainbow Apparel	2710-150	1,220	2 Luchos Peruvian Restaurant	2710-110	960	Touch Of Perfection
2850-120	3,360	LK Liquor	2810-160	1,205	AVAILABLE	2710-120	1,465	Nails First
2850-130	1,580	AVAILABLE	2760-100	16,200	Dollar Tree	2710-130	2,845	GOAL Academy
2850-140	1,040	Great Clips	2760-110	25,392	ARC Thrift Store	2710-140	1,400	Metro PCS
2850-150	1,315	GameStop	2750-100	3,645	AVAILABLE	2710-150	1,773	Jimmy John's
2850-160	1,320	Allstate Insurance	2750-110	2,498	Taste of Philly	2720	2,800	Burger King
2850-170	2,490	Omelets Etc.	2750-120	1,747	AVAILABLE	2840	4,020	Pizza Hut
2850-180	3,600	Cricket	2750-130	1,875	Eagle Eyes Vision	2890	1,600	El Super Taco
2810-120	1,420	Liberty Tax Service	2750-140	1,215	El Super Taco Annex	Pad 1 - \$750,000		
2810-130	2,180	SML Dental Group	2730-130	10,920	ACE Hardware	Pad 2 - \$625,000		

THE CITADEL Mall
OVER 150 STORES

Dillard's jcp

SPORTSMAN'S WAREHOUSE

Burlington Coat Factory

BABIES R US

TOYS R US

Walmart Neighborhood Market

Platte Ave / US Hwy 24

TARGET

LOWE'S Office DEPOT

SALLY BEAUTY SUPPLY PET SMART

Olive Garden ITALIAN RESTAURANT

Guitar Center

Chipotle RAC Rent-A-Center

THE HOME DEPOT

PETERSON AIR FORCE BASE

MILITARY PRESENCE

FORT CARSON ARMY BASE (2018)
4 MILES / 6 MIN DRIVE

Active Military	23,542
Family Members	12,200
Civilians & Contractors	7,047
TOTAL	42,789

PETERSON AIR FORCE BASE (2018)
4.5 MILES / 7 MIN DRIVE

Active Military	6,750+
Reservists	1,525+
Family Members	10,200
Civilians	1,901
TOTAL	20,376

Fountain Blvd / US Hwy 24 Bypass

SAFEWAY

Walmart Neighborhood Market

Academy Blvd

Walmart EXPRESS

AutoZone

SONIC DRIVE THRU

BALLY

Cash America

Walgreens RadioShack

Powers Blvd

SITE

Hancock Expy

COLORADO SPRINGS MUNICIPAL AIRPORT



FORT CARSON ARMY BASE