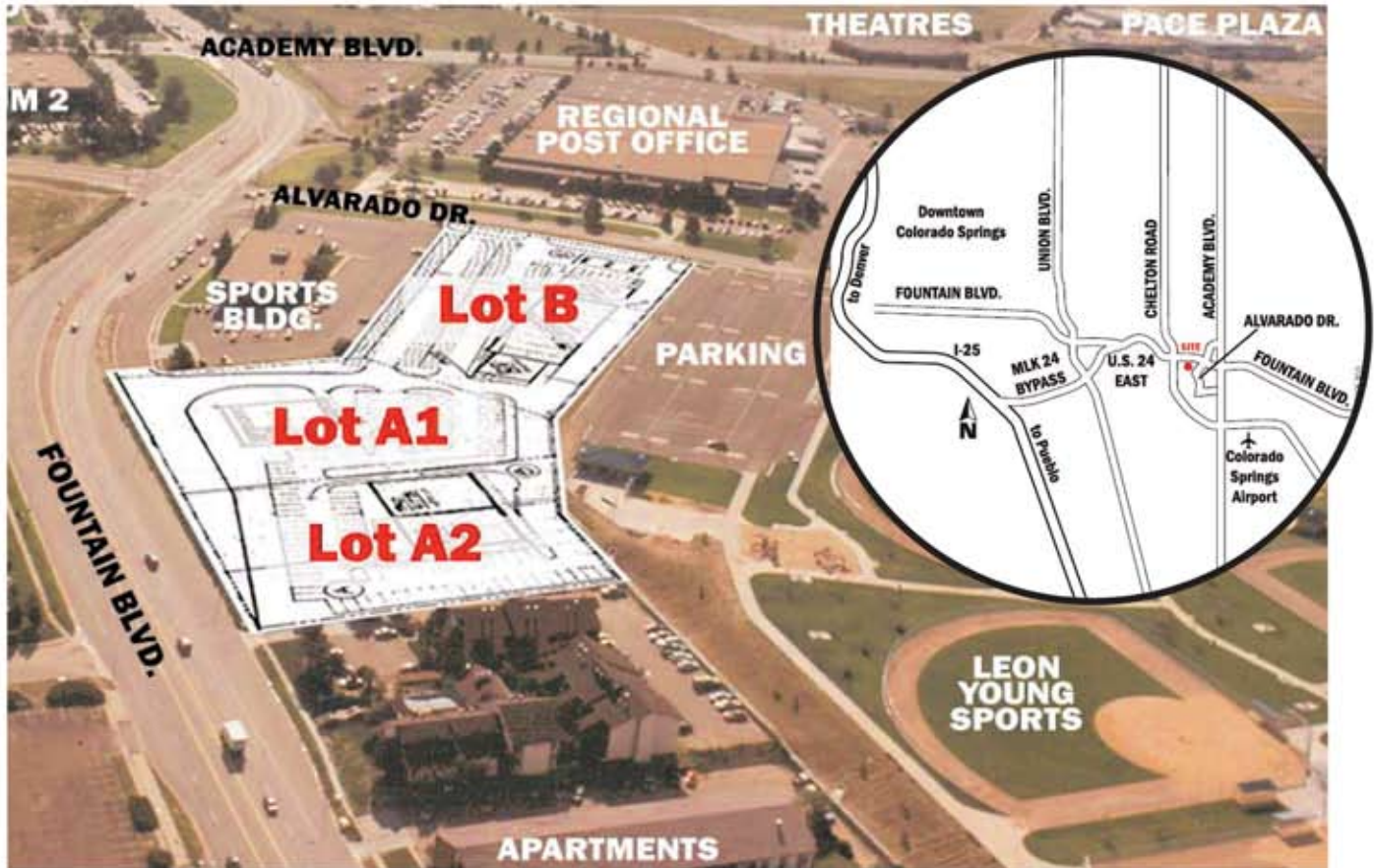


Postal Plaza at Academy Loop

On Fountain Blvd. One block west of Academy Blvd.

PAD SITES FOR RESTAURANT, GAS/C STORE, BANK, OFFICES/MEDICAL, & STRIP SHOPPING



FEATURES

- Multiple Apartment Complexes
4800+ units within 1 mile
- New car dealerships
Academy & Fountain Nissan Dealer
- Regional Post Office - 800 employees
- Main Artery from Colorado Springs Airport
- Excellent Views of Pikes Peak
- Crossland Suites Hotel across Fountain Blvd.
- Many Defense Related Office Buildings Nearby
- Adjacent to 7 Diamond City Baseball Youth Complex

ZONED Planned Business Center (PBC) and Office Commercial (OC)

TRAFFIC COUNT Fountain Blvd. 27,836 - Academy Blvd. 45,431

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2004 Population	14,580	79,564	202,689
Avg. Household Income	\$40,392	\$42,570	\$49,677

Lot	Description	Sales Price
Lot A1	75,000 sq. ft. Gas/C-store site @ \$8.00 sq. ft.	\$600,000
Lot A2	40,000 sq. ft. Restaurant site @ \$9.00 sq. ft.	\$360,000
Lot B	92,350 sq. ft. Strip shopping site @ \$6.25 sq. ft.	\$577,000

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