



NewMark Merrill MOUNTAIN STATES

When you love shopping centers it shows...

NewMark Merrill
MOUNTAIN STATES



Academy Boulevard & Platte Road

LOCATED ON THE NORTHEAST CORNER ACADEMY BOULEVARD AND PLATTE ROAD IN COLORADO SPRINGS



Chipotle



Office DEPOT

CASUAL MALE XL



Demographics:



Population*

3 Mile.....122,405
5 Miles.....279,078



Traffic Count *

Academy Blvd
North of Platte Ave.....54,000
Academy Blvd
South of Platte Ave.....51,100



Household Income*

3 Mile.....\$56,167
5 Miles.....\$62,277

For Lease • Prime Anchor Space Available Up To 25,000sf

- Anchored by Lowe's, PetSmart, Office Depot, Guitar Center and Dollar Tree, in addition to other national tenants.
- Densely populated 3-mile radius of more than 122,000 with an average household income of more than \$56,000.
- Totalling over 470,000 sq.ft., Citadel Crossing is the Largest contiguous power center in Colorado Springs.
- Primary retail intersection in South Colorado Springs.
- Located directly accross from Citadel Mall.



*Estimates are based on 2018 demographics for population and average income per household. The information contained here in is not guaranteed and should be independently verified.

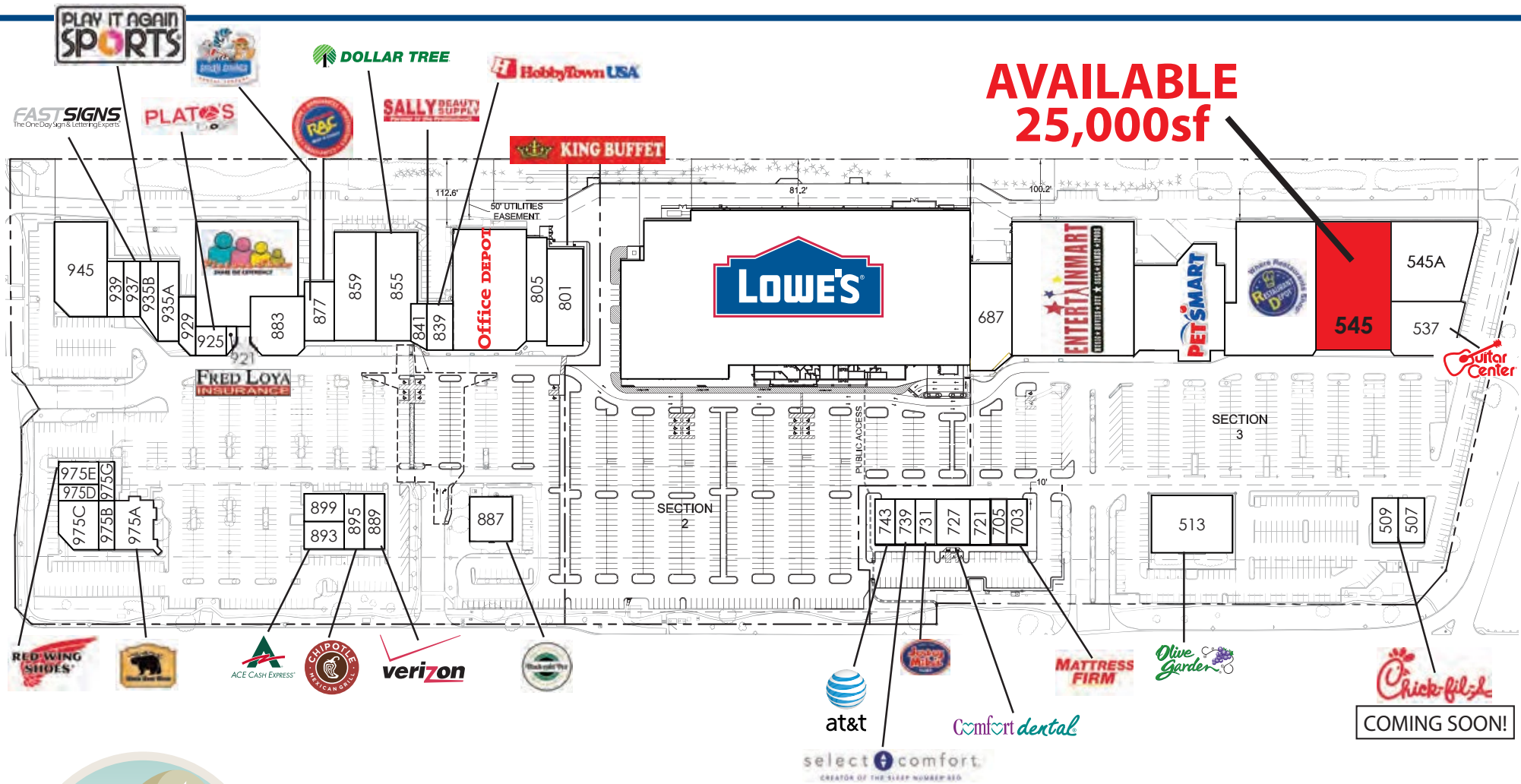
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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect or Owner.