

RUSTIC HILLS
RH
Commerce Center

LAND PARCELS FOR SALE
AT RUSTIC HILLS COMMERCE CENTER

CENTER REDEVELOPMENT
Delivered 4Q23



SHOWROOM/FLEX/
INDUSTRIAL
29,915 SF
FOR SALE OR LEASE

MALLORY
Safety and Supply

UNIVERSAL
CYCLES COMMERCIAL

SUITE 120
11,298 SF

SUITE 130
19,034 SF

OUTZ

50,000 SF
IMPROVEMENTS COMING
AVAILABLE FOR LEASE 1Q26

40,000 SF
IMPROVEMENTS COMING
AVAILABLE FOR LEASE 1Q26

COIN
LAUNDRY
H&R
BLOCK
GRAND
GYROS

Up to 90,000 SF Contiguous
3960 PALMER PARK BLVD

1715 N ACADEMY BLVD

1.9 AC
LAND
PARCEL

INDUSTRIAL
OUTDOOR STORAGE

FOR SALE OR LEASE

[CLICK HERE TO VIEW PLAT MAP](#)

1705 N ACADEMY
BLVD

1.28 AC
LAND PARCEL

UNDER CONTRACT

[CLICK HERE TO VIEW PLAT MAP](#)

41,483 VPD
N Academy Blvd
at LaSalle St

Firestone

DASH
MART

NOT A PART

NORTHBOUND N ACADEMY BLVD

COMING SOON QT QuikTrip

PALMER PARK BLVD

3908 PALMER
PARK BLVD

.82 AC
LAND PARCEL

FOR SALE
CALL BROKER
FOR PRICE

[CLICK HERE TO VIEW PLAT MAP](#)

1705 N ACADEMY BLVD

Parcel Size 1.28 AC

Price **UNDER CONTRACT**

Zoning M1

1715 N ACADEMY BLVD

Parcel Size 1.9 AC

Price \$1,075,932 (\$13/SF)

Zoning M1

3908 PALMER PARK BLVD

Parcel Size .82 AC

Price \$464,349.60 (\$13/SF)

Zoning M1

RUSTIC HILLS COMMERCE CENTER
NEC NORTH ACADEMY BLVD & PALMER PARK BLVD



5 MILES TO
DOWNTOWN



8 MILES TO
BRIARGATE



9 MILES TO
COS AIRPORT



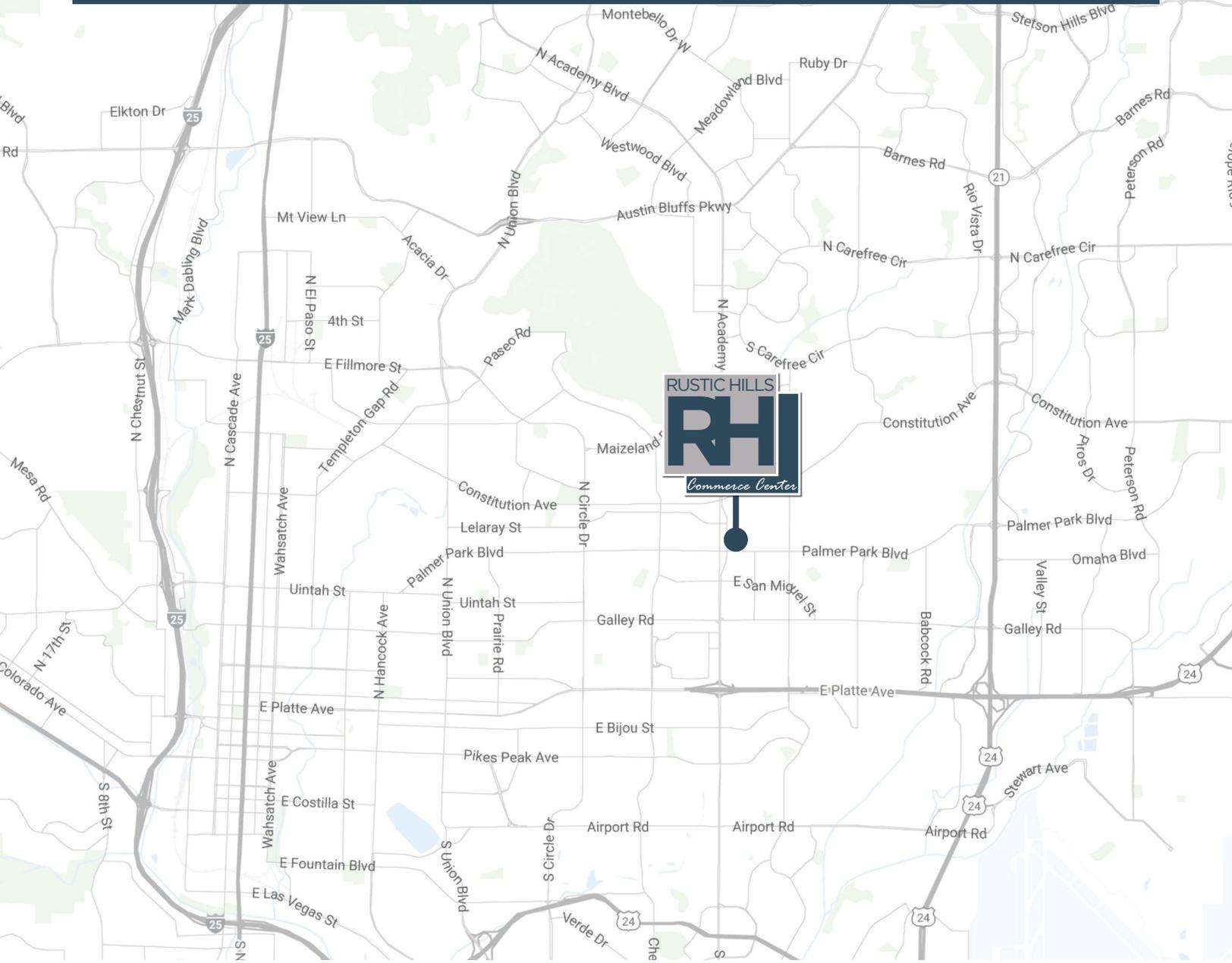
5 MINUTES TO
POWERS BLVD



4 MINUTES TO
PLATTE AVE



12 MINUTES TO
I-25



Area Demographics	1 Mile	3 Miles	5 Miles
2024 Population	16,109	123,297	292,497
2029 Projected Population	16,114	125,998	302,200
2023 Households	6,625	51,837	118,348
Average Household Income	\$70,368	\$71,910	\$81,086

Traffic Counts	VPD
N Academy Blvd at Constitution Ave S (2022)	46,914
N Academy Blvd at E La Salle St (2022)	41,483
N Academy Blvd at Constitution Ave N (2022)	45,923



AARON HORN
Sr. Managing Director
ahorn@coscommercial.com
+1 719 330 4162

HEATHER MCKEEN
Director
hmckeen@coscommercial.com
+1 719 568 1389

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