

FOUNTAIN RETAIL AVAILABLE

SEC Mesa Ridge Pkwy & Syracuse St, Fountain, CO



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PROPERTY FEATURES:

- New pad sites and retail shops space available
- see Page 2
- High traffic counts and great visibility
- Under-served trade area
- Close proximity to Fort Carson with 15,410+ Troops

DEVELOPED BY:

 **Evergreen** | Developing community. Delivering excellence.

DEVELOPER CONTACT:

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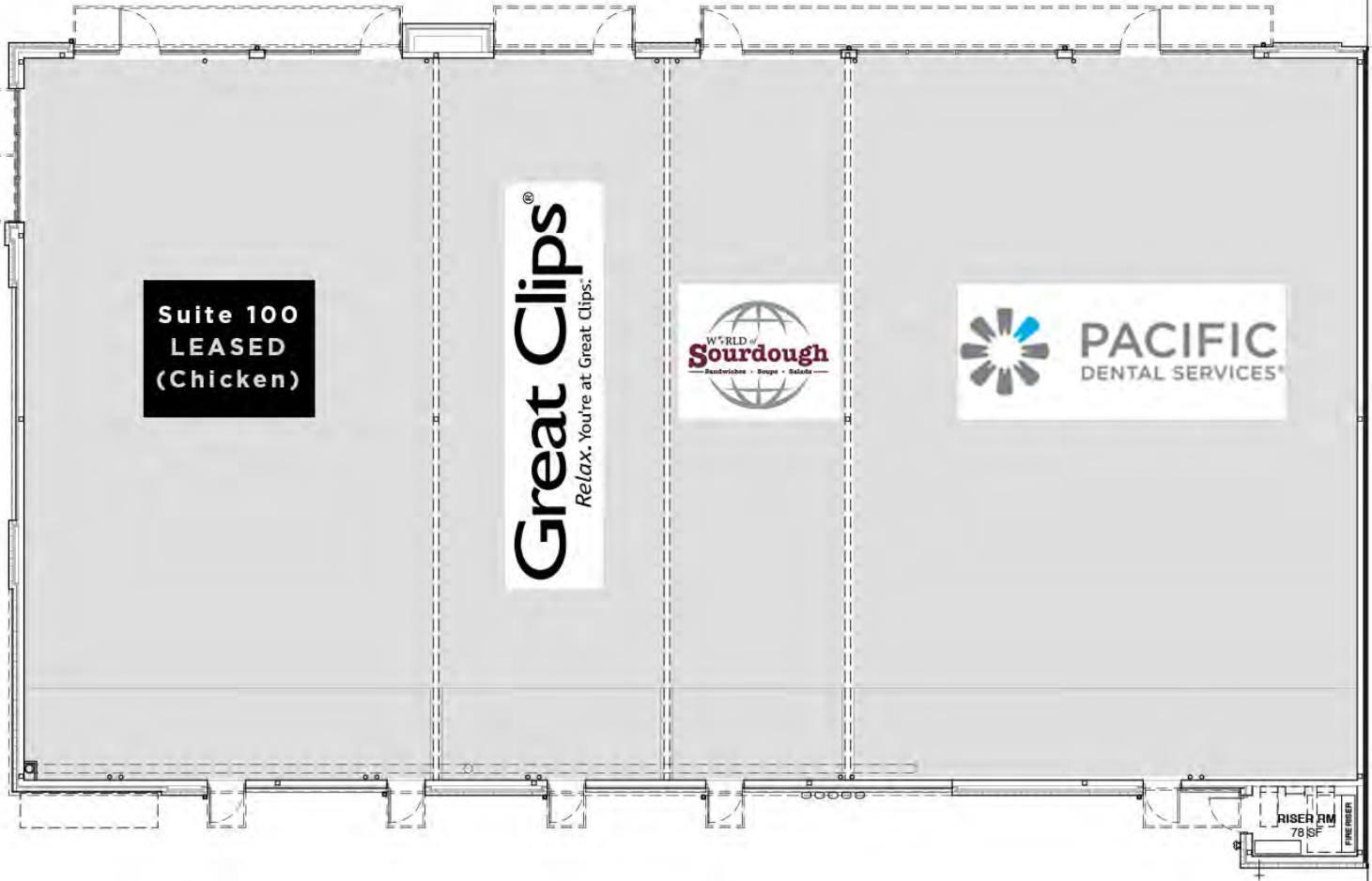
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REALESTATE

GROUP

RETAIL SHOPS FOR LEASE

SEC Mesa Ridge Pkwy & Syracuse St, Fountain, CO



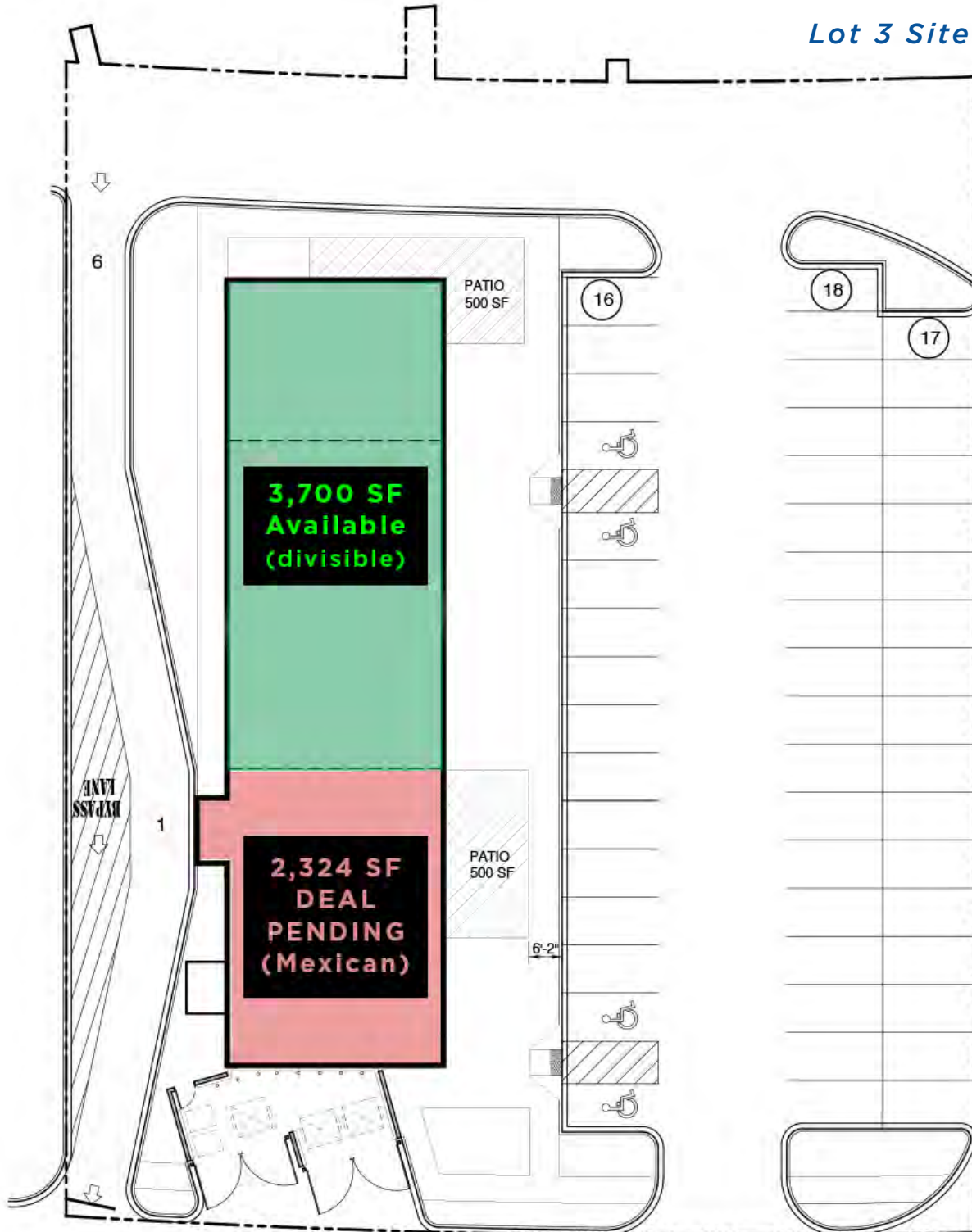
Suite	Square Footage	Availability
100	2,400	Leased (Chicken)
120	1,320	Leased (World of Sourdough)
130	1,023	Leased (Great Clips)
140	2,936	Leased (Pacific Dental)



RETAIL SHOPS FOR LEASE

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Lot 3 Site Plan



RETAIL SHOPS - LOT 3

Suite	Square Footage	Availability
100-200	3,700 (divisible)	Available
300	2,325	Deal Pending (Mexican)



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DEMOGRAPHICS

POPULATION

1 Mile:	7,705
3 Mile:	54,455
5 Mile:	97,289

EMPLOYEES

1 Mile:	728
3 Mile:	5,427
5 Mile:	14,956

AVG. HH INCOME \$

1 Mile:	\$71,207
3 Mile:	\$78,603
5 Mile:	\$77,599

HOUSEHOLDS

1 Mile:	2,632
3 Mile:	18,087
5 Mile:	31,181

TRAFFIC COUNTS

Mesa Ridge east of Hwy 85:	32,500 vpd
Hwy 85 north of Mesa Ridge:	21,000 vpd

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Disclosure
Agreement

