FOUNTAIN RETAIL AVAILABLE

SEC Mesa Ridge Pkwy & Syracuse St, Fountain, CO

Lot	Acreage	Availability
1	1.07	Deal Pending
2	1.16	Available
3	0.97	Deal Pending
4	0.70	Available
5	0.62	Deal Pending
6	1.24	Deal Pending
Retail Shops	0.87	See Page 3

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PROPERTY FEATURES:

- New pad sites and retail shops space available - see Page 3
- 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:

Heather Wiseman
Vice President, Leasing
303-656-8713
hwiseman@evgre.com

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The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

DEMOGRAPHICS

POPULATION

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

HOUSEHOLDS

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

DAYTIME POPULATION

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

AVG. HH INCOME

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

AVG. DAILY TRAFFIC

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

Disclosure Agreement

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RETAIL SHOPS FOR LEASE

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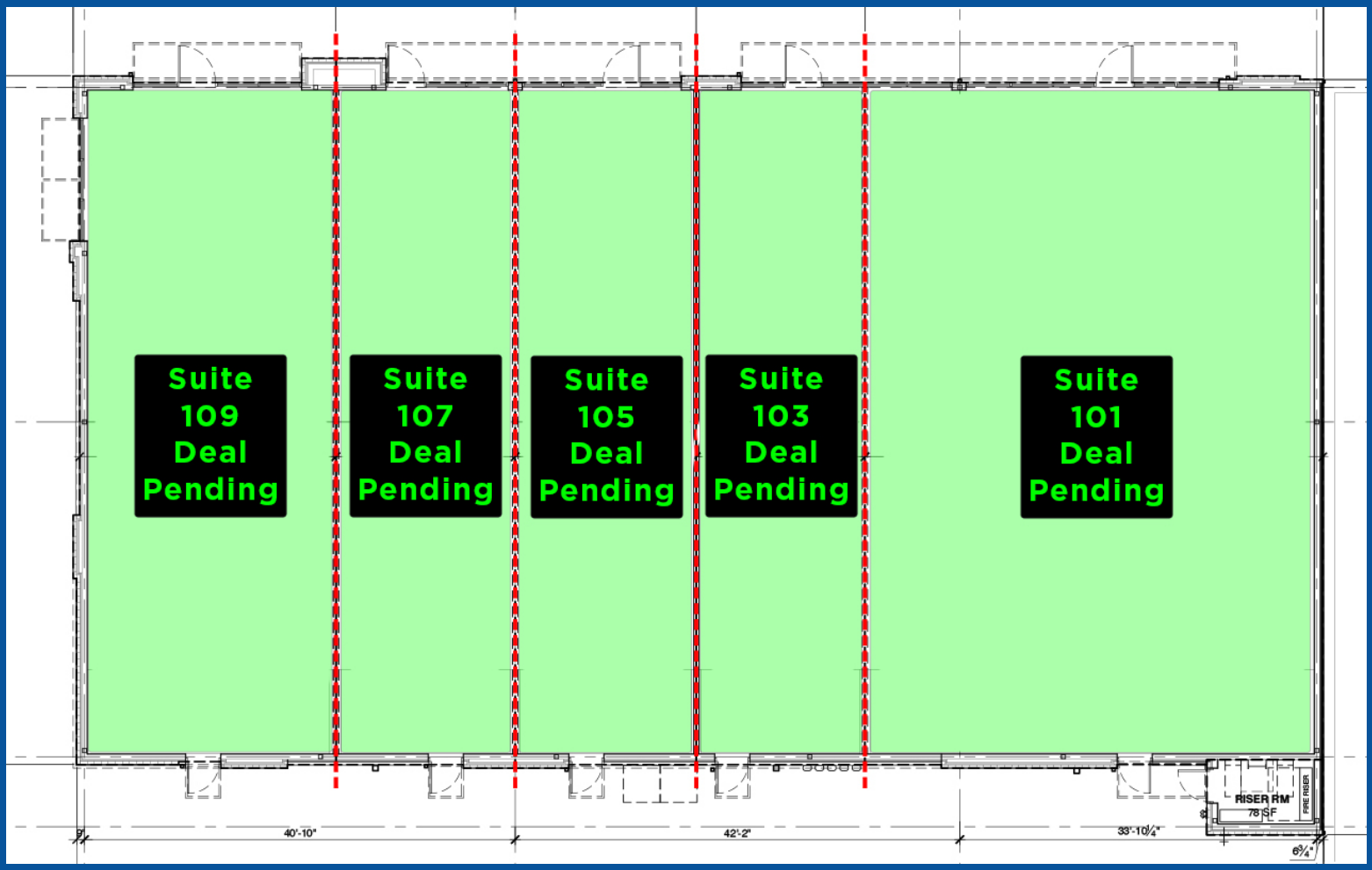

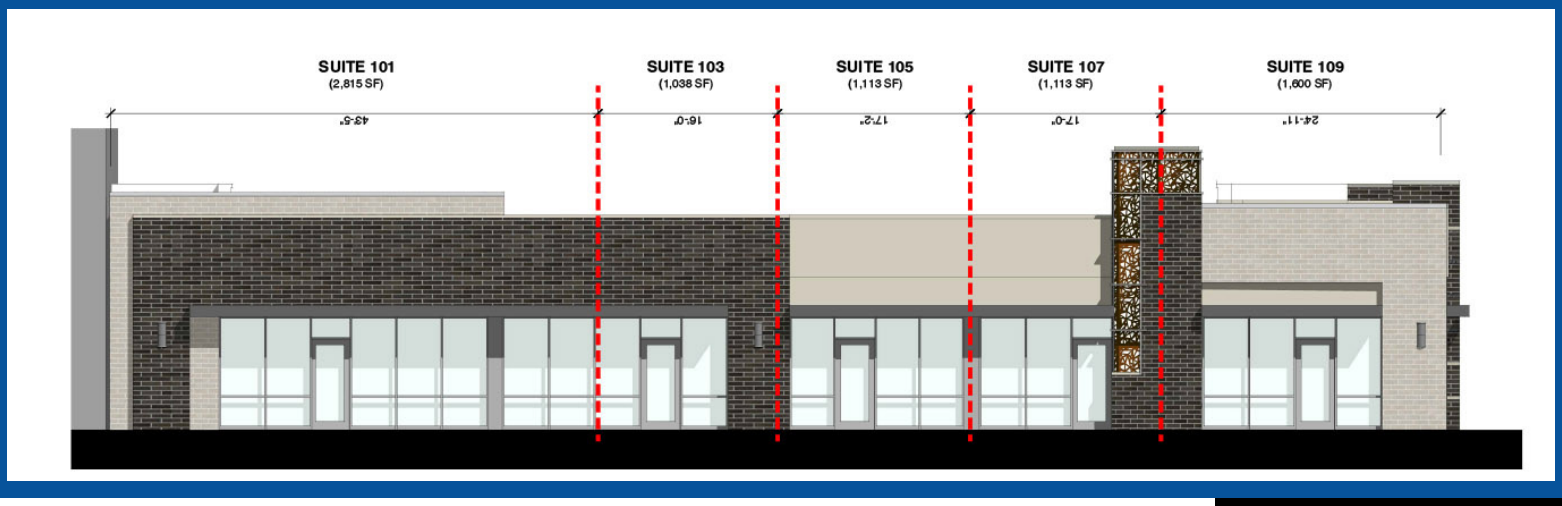

Suite	Square Footage	Availability
101	2,815	Deal Pending
103	1,038	Deal Pending
105	1,113	Deal Pending
107	1,113	Deal Pending
109	1,600	Deal Pending

** Suites can be combined or demised differently than shown above*

CROSBIE REAL ESTATE GROUP

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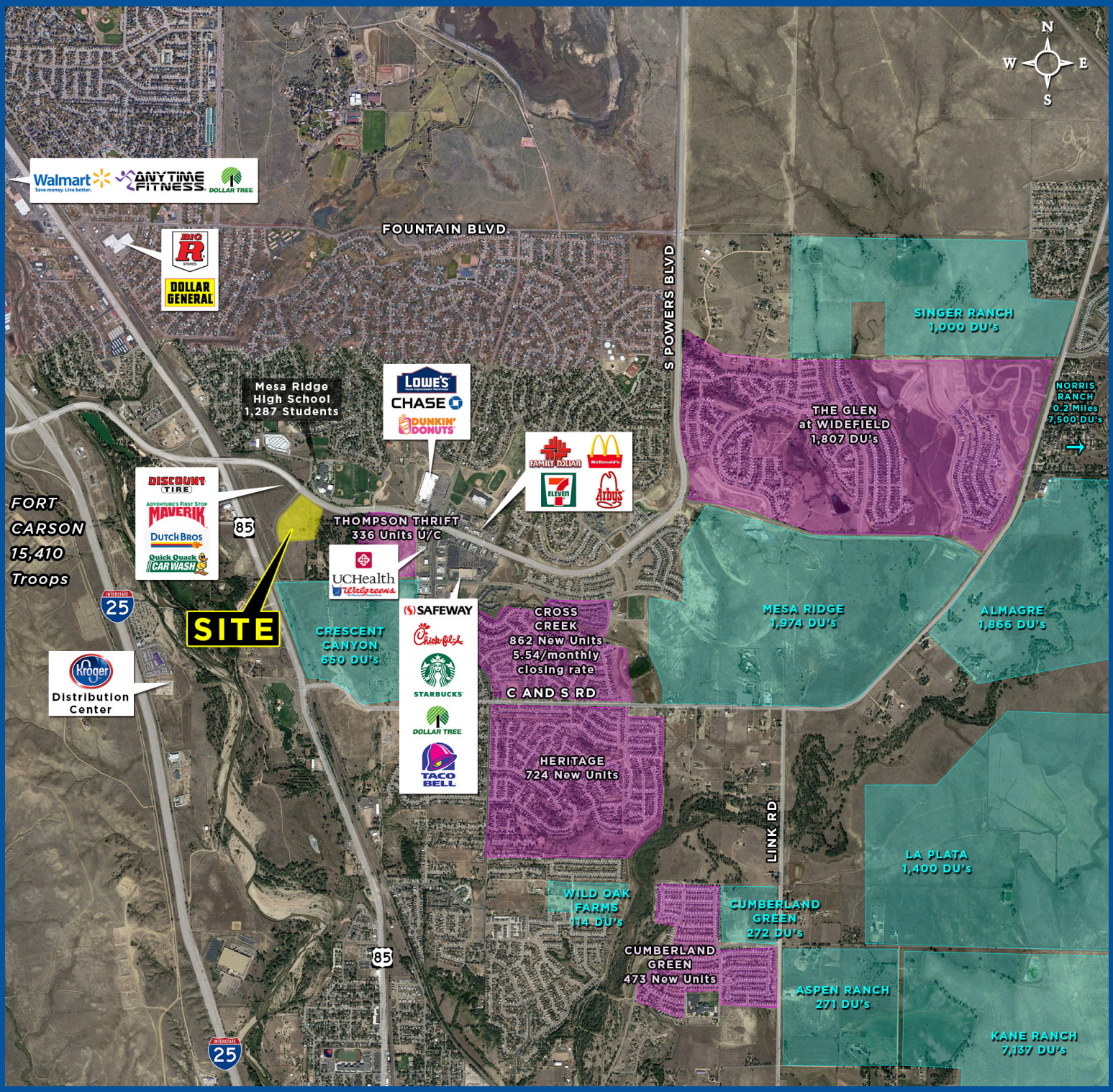

For more information:

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