

For Sale

6990 Highway 85-87

Fountain, CO 80817

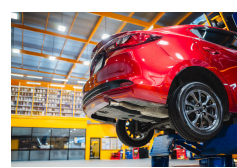


PROPERTY SUMMARY

Positioned along one of the region's busiest and most visible corridors, **6990 Highway 85-87** is an automotive building that offers a rare opportunity for owners and investors seeking high-exposure property with exceptional access. This versatile site sits directly on the highway, providing outstanding visibility, steady traffic flow, and convenient connectivity to Colorado Springs, Fountain, Fort Carson, and major commuter routes.

RETAIL BUILDING

BUILDING SIZE	5,122 RSF
LOT SIZE	.373 AC
PRICE	\$1,200,000
USE	Service Garage
YEAR BUILT	1976
ZONING	VC



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Building Photos

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 POPULATION	8,219	49,077	121,727
HOUSEHOLDS	2,923	16,315	37,593
AVE HH INCOME	\$90,421	\$100,735	\$97,910

COMBINED TRAFFIC COUNTS

Hwy 85	Carson Blvd SE	18,466	VPD	2025
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*Sourced by CoStar



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