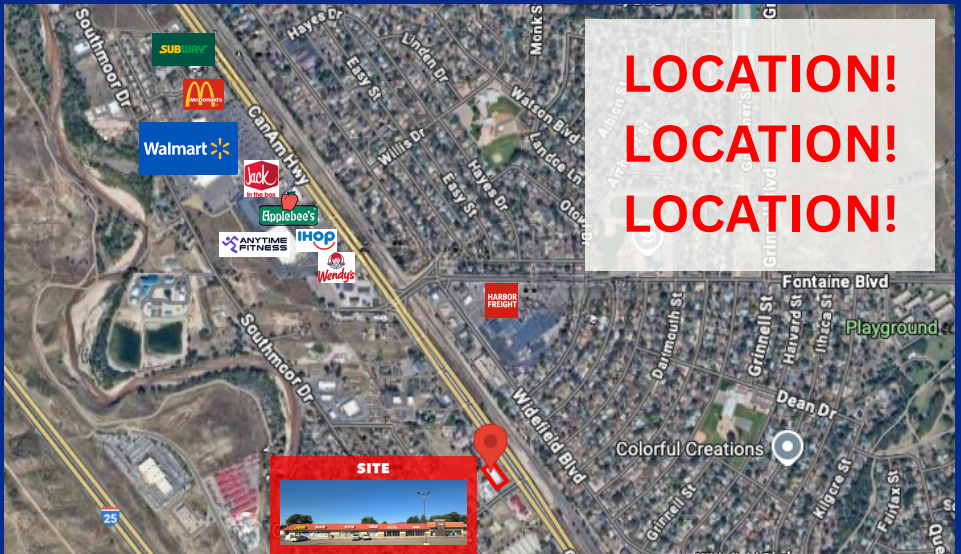


# FOR LEASE

RETAIL SPACE AVAILABLE: 1,770 SF

## CARSON SQUARE

7030 S. U.S. HWY 85-87  
FOUNTAIN, CO 80817



### PROPERTY SUMMARY

## CARSON SQUARE

A neighborhood shopping center recently updated with 40 surface parking spaces. Located 15 minutes from Ft. Carson, this property is off of Highway 85-87, which is a primary thoroughfare. Easy access points to the center.

### DEMOGRAPHICS

|               | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------|----------|----------|----------|
| POPULATION    | 8,291    | 48,332   | 120,457  |
| HOUSEHOLDS    | 3,164    | 17,457   | 38,444   |
| AVG HH INCOME | \$68,356 | \$75,403 | \$71,402 |

### COMBINED TRAFFIC COUNTS

US HWY 85-87 CARSON BLVD SE 18,466 VPD 2025

CALL TODAY FOR MORE DETAILS

719-593-7526

✉ [TRENA@SSANDBPROPERTIES.COM](mailto:TRENA@SSANDBPROPERTIES.COM)

