

# NEW PADS AND LAND AVAILABLE

SWC MESA RIDGE PARKWAY AND SYRACUSE STREET | FOUNTAIN, CO



## INFORMATION

- New Pads and Land Available in Fountain along Mesa Ridge Parkway
- High traffic and great visibility
- Located across the street from Mesa Ridge High School and just east of Fort Carson
- Limited options in trade area
- For Sale, Lease or Build to Suit
- Flexible Zoning

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	8,257	53,645	95,446
Avg Household Inc	\$73,196	\$77,867	\$76,794
Employees	1,705	6,180	6,180
Businesses	162	675	1,115

Source: ESRI 2020

## TRAFFIC COUNTS

On Mesa Ridge Pkwy east of Hwy 85	32,500 cars/day*
On Hwy 85 north of Mesa Ridge Pkwy	21,000 cars/day
On Hwy 85 south of Mesa Ridge Pkwy	16,000 cars/day

Source: KH&A 2018\*, CDOT 2017

5570 DTC Parkway, Suite 100 | Greenwood Village, CO 80111 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

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A MEMBER OF  
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AGENCY  
DISCLOSURE

**Bryan Slaughter**

303.370.7459 | bslaughter@sullivanhayes.com

**Mark Ernster**

720.382.7504 | mernster@sullivanhayes.com

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