

FOR SALE, LEASE OR BUILD TO SUIT



## SWC MESA RIDGE PARKWAY & SYRACUSE STREET

FOUNTAIN, COLORADO

### PROPERTY HIGHLIGHTS

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

Growing trade area

Flexible zoning



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# SITE PLAN



## DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	7,703	51,690	101,406
PROJ. POPULATION IN 2027	7,737	53,174	104,722
AVG. HOUSEHOLD INCOME	\$83,380	\$90,915	\$90,184
DAYTIME POPULATION (EMPLOYEES)	1,906	6,851	14,384

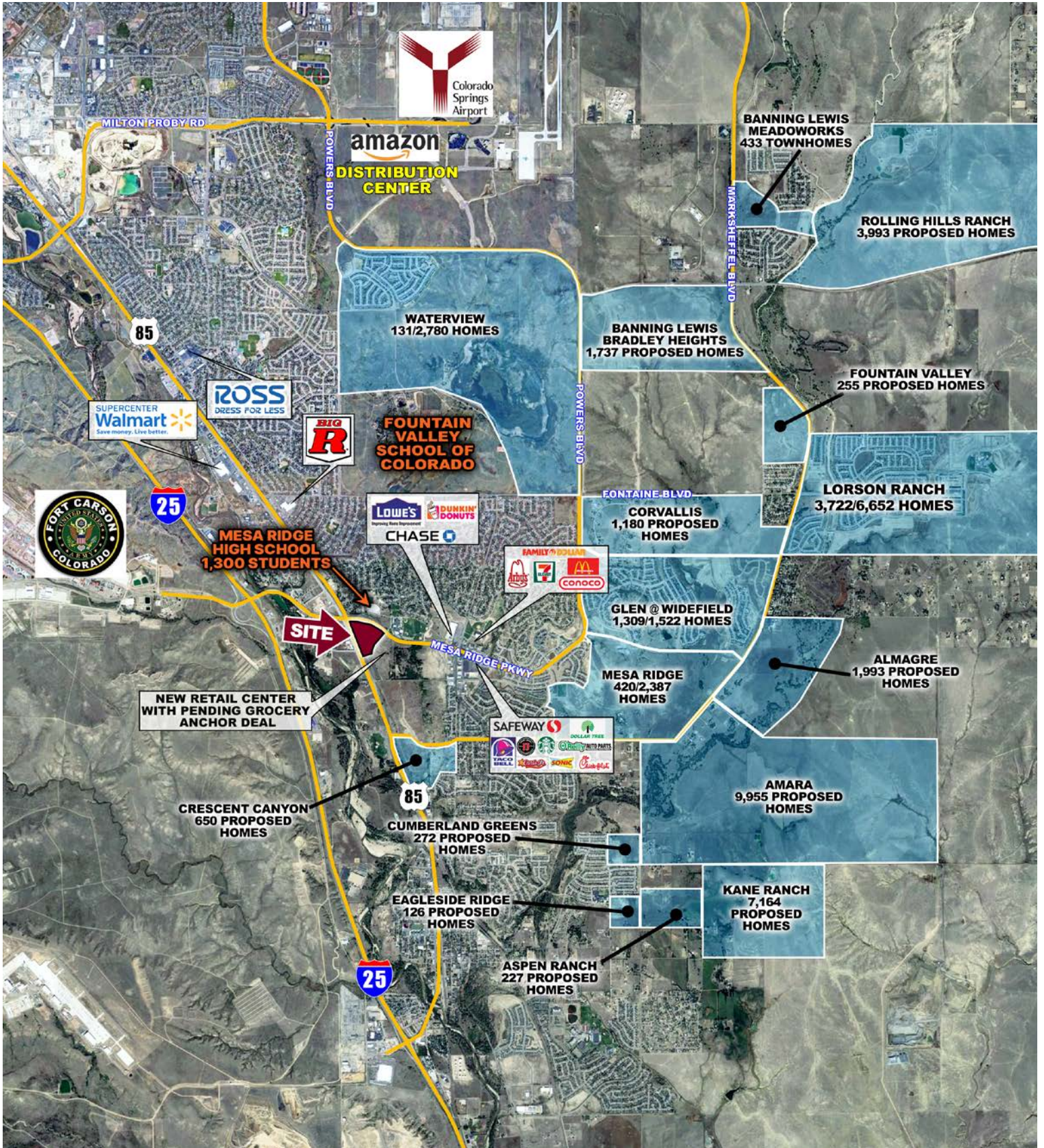
SOURCE: ESRI 2022

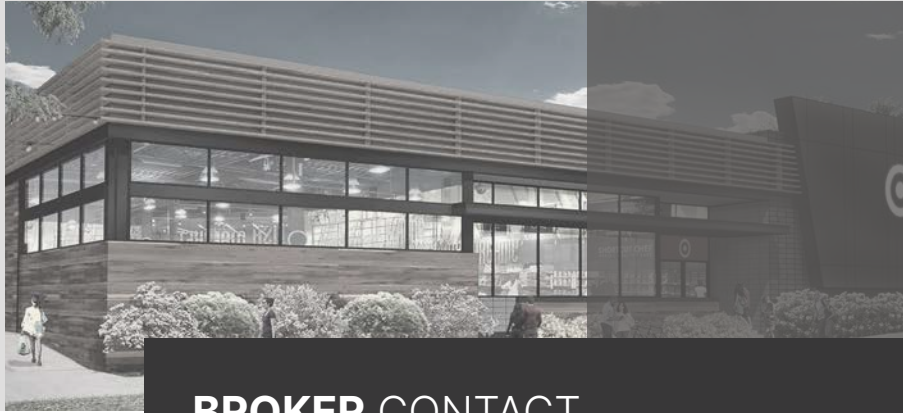
## TRAFFIC COUNTS

LOCATION	CARS/DAY
Hwy 85 north of Mesa Ridge Pkwy	20,000
Hwy 85 south of Mesa Ridge Pkwy	18,000
Mesa Ridge Pkwy east of Hwy 85	36,000

SOURCE: CDOT 2021

# TRADE AREA





## BROKER CONTACT

### ABOUT SULLIVANHAYES

SullivanHayes Brokerage is Colorado's premier, full service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978. SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: [www.sullivanhayes.com](http://www.sullivanhayes.com)

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All information to be independently verified.

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Evergreen