

Hwy 85/87-Camden Rd Lots

The Fastest Growing Retail Corridor in the Heart of the Fountain Valley
Just North of the Super Wal-Mart on South Highway 85/87, Fountain, CO

Join Kentucky Fried Chicken, Taco Bell, Burger King,
Papa John's Pizza, McDonalds, Subway, Blockbuster,
Hollywood Video,
Auto Zone, Big O Tire,
Jiffy Lube, Checker Auto,
Popeye's & Jack in the Box



* Trade Area Population: 96,493
* Demographics 1 mile 3 mile 5 mile

Median Households:

| | | | |
|-------------|----------|----------|----------|
| Income: | \$51,125 | \$54,593 | \$50,290 |
| Population: | 10,739 | 42,438 | 101,402 |

Fort Carson (1.5 mile)

- * 2009 - 19,500 Active Duty Troops on Fort Carson
- * 2011 - 11,400 additional Active Duty Troops
 - 21,287 Military Dependents
 - 430 Civilian Personnel
 - 692 Civilian Dependents
 - 33,809 total

* Daytime Population: 31,620

Avg. Daily Traffic Count:

Hwy 85/87 (S Bound): 30,000
(N Bound): 18,900

POTENTIAL USERS * Retail * Strip Center * Restaurant
* Fitness Center * Gas Station

| LOT SIZES | Lot# | Sq. Ft. | Price/SF | Price |
|-----------|------|---------|----------|-----------|
| | 1 | 32,546 | \$9.16 | \$298,000 |
| | 2 | 35,000 | \$8.51 | \$298,000 |
| | 3 | 32,800 | \$9.09 | \$298,000 |
| | 4 | 26,409 | \$5.98 | \$158,000 |
| | 5 | 27,550 | \$5.74 | \$158,000 |

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