

# The Mart Retail Center

**Bank Pad Site** in the Heart of the Fountain Valley  
Between Applebee's and Wendy's on South Highway 85/87, Fountain, CO



- Prime Visibility & Location
- Just South of Wal-Mart on Hwy 85
- Between Applebee's and Wendy's
- *the Mart @ Fountain* shopping center directly behind pad sites
  - ask about lease rates for 1000 - 4000 sq ft

The Mart Retail Center is located at the South and West end of the Strip Center and features over 16,000 SF of Expo, Exhibit, Events and Conference Space, plus space built out for a full service Child Care/Pre-School facility to anchor the south end of this high traffic shopping area with Wal-Mart Supercenter to the north.

\* 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): 20,000

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