

RETAIL LEASE SPACE AVAILABLE

Just a block South of Wal-Mart on Hwy 85/87 next to Applebee's in the Heart of Fountain Valley



CAM is a low rate of only \$2.55

5,000 - 8,200 sf - from \$12/sf +NNN

6,400 sf Pre-School:

with 6 large classrooms, 4 restrooms, kitchen, 2 offices, reception intake area, fenced playground

Just a block south of Wal-Mart Supercenter on HWY 85/87 next to Applebee's and **NEW IHOP in the heart of the Fountain Valley!**

Trade Area Population: 96,493

Demographics:

	1-Mile	2-Miles	3-Miles
Median Households:			
Income:	\$51,125	\$54,593	\$50,290
Population:	10,739	42,438	101,402

Fort Carson (2-mile)
 28,500 Active Duty Troops
 44,000 Dependents
 Daytime Population of Ft Carson is 31,620

Average Daily Traffic Count: North Bound 20,000
 South Bound 30,000

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