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6783 N. Carefree Cir.
Colorado Springs, CO 80922



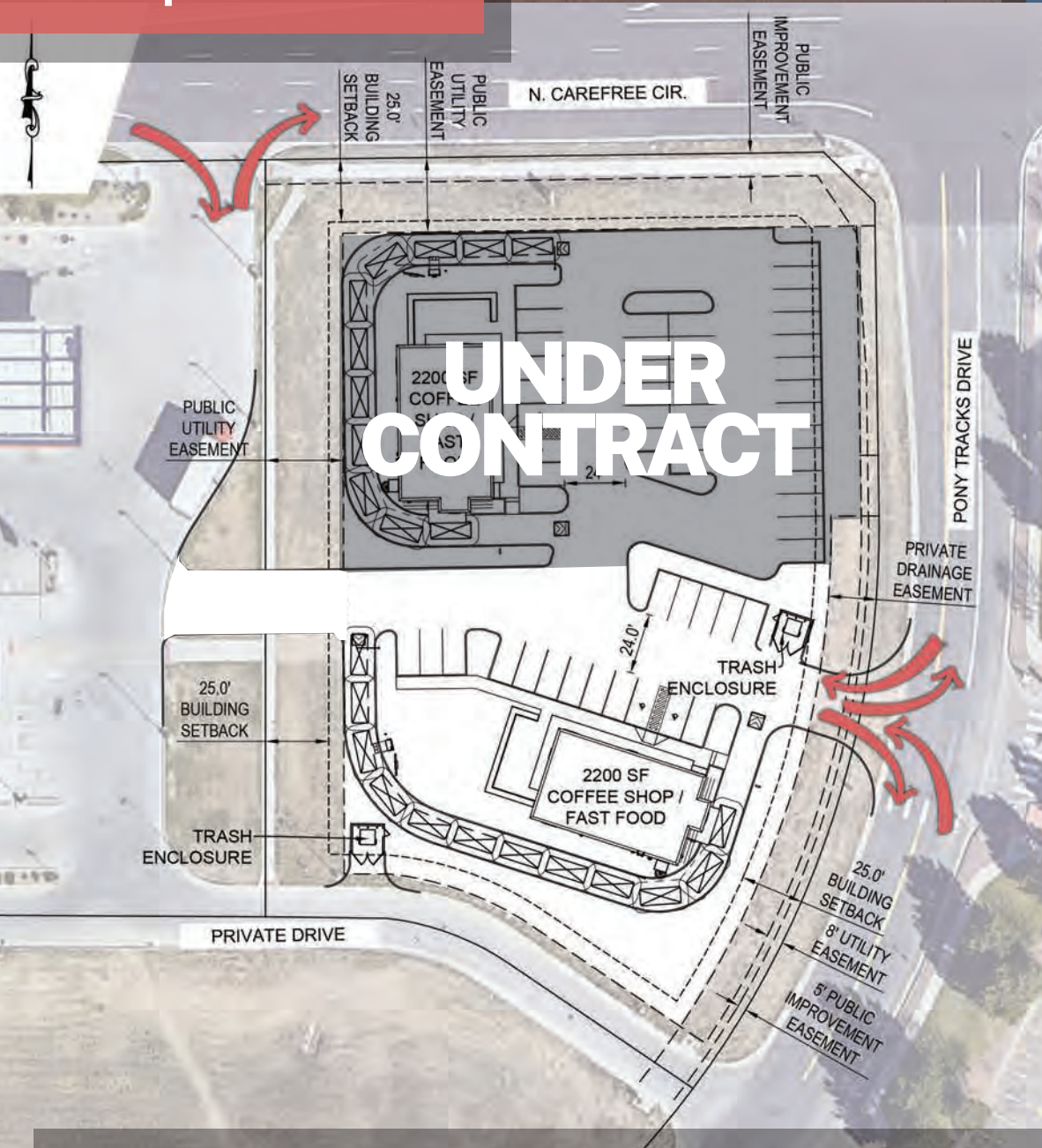
+/- 0.89 AC AVAILABLE
FOR SALE, GROUND LEASE OR BUILD TO SUIT



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Proposed Plan



Sand Creek High School

Highlights

- Retail land adjacent to Kum & Go and Sand Creek High School (over 1,100 students)
- Signalized intersection with multiple access points
- Zoned PBC AO
- Proposed uses: **QSR/drive-thru, automotive, car wash, medical, dental, retail**

Demographics

	1 Mile	3 Miles	5 Miles
2021 Total Population	15,014	102,355	221,867
2021 Total Daytime Population	13,602	88,890	204,444
Average Household Income	\$99,309	\$90,211	\$88,415
2021 ESRI estimates			

Traffic counts

N. Carefree Cir. west of Peterson Rd.	13,829 VPD
N. Carefree Cir. East of Peterson Rd.	9,594 VPD
Peterson Rd. South of Carefree Cir.	12,205 VPD
2018 MPSI estimates	



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