

AVAILABLE FOR LEASE, BUILD TO SUIT OR SALE

MESA RIDGE PARKWAY AND SYRACUSE STREET- NWC|FOUNTAIN, CO



INFORMATION

- Two new hard corner Pads available in Fountain along Mesa Ridge Parkway
- High traffic and great visibility
- Available for Sale, Lease or Build to Suit
- Limited Pad options in trade area
- Flexible zoning
- Located across the street from Mesa Ridge High School and just east of Fort Carson

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
Population	7,804	47,411	86,663	86,663
Avg. HH Inc.	\$66,177	\$70,779	\$69,762	\$69,762
Employees	1,366	5,820	11,632	11,632
Businesses	1,47	691	1,177	1,177

Source: Allocate Data 2017

TRAFFIC COUNTS

On Mesa Ridge Pkwy west of Hwy 85	33,000 cars/day
On Mesa Ridge Pkwy east of Hwy 85	24,000 cars/day
On Hwy 85 north of Mesa Ridge Pkwy	18,000 cars/day ¹
On Hwy 85 south of Mesa Ridge Pkwy	15,000 cars/day ¹

Source: CDOT 2016¹

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SullivanHayes

B R O K E R A G E

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A MEMBER OF
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DISCLOSURE

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