

6783 N CAREFREE CIRCLE

Colorado Springs, CO



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

Northeast Retail / For Sale



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Cushman & Wakefield | Colorado Springs Commercial
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WE ARE
THE CENTER
OF RETAIL

6783 N CAREFREE CIRCLE

Colorado Springs, CO



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WAKEFIELD**

**Colorado Springs
Commercial**

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ASSESSOR NUMBER

5330419002

ZONING

PBC AO

LOTS AVAILABLE

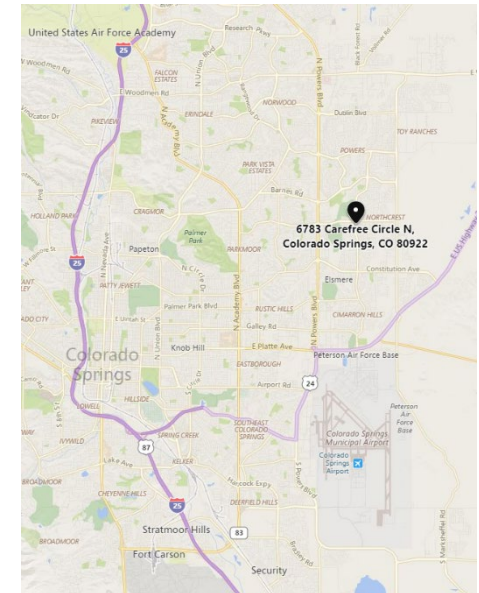
LOT 2	0.79 AC
LOT 3	0.95 AC
LOT 4	1.91 AC
Total Contiguous	3.66 AC

SALE PRICE

LOT 2	\$10.00 PSF
LOT 3	\$10.00 PSF
LOT 4	\$7.00 PSF

NEIGHBORING TENANTS

Kum & Go, Sand Creek High School,
Pikes Peak Community College, 5,286
Households within 1 Mile



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



TRAFFIC COUNT

1 Mile	14,293	\$94,264
3 Miles	100,086	\$81,954
5 Miles	215,197	\$79,465

9,954
Carefree Cir. & Peterson Rd.
21,778
Carefree Cir. & Tutt Blvd.

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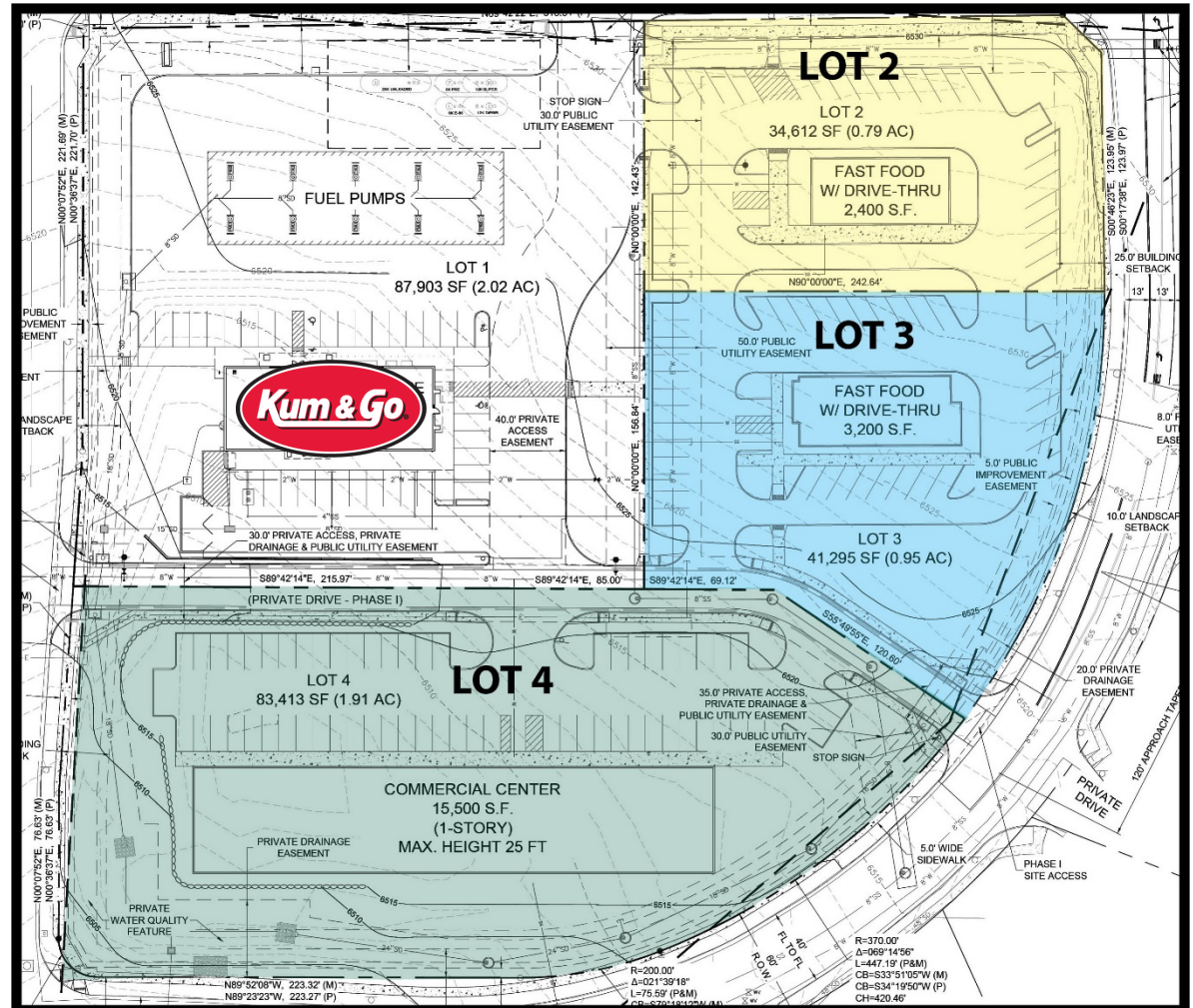


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IDEAL USES

- Salon & Spa
- Medical & Dental Offices
- Restaurants
- Fast Food Restaurants Coffee Shop
- Dry Cleaner
- Bank & Financial Center
- Gym
- Multi-Tenant Retail Center



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SITE
6783 N CAREFREE CIR

QUICK FACTS:

- 3 Mile Population: 112,668
- 3 Mile Average HH Income: \$97,945
- Projected Population Growth '18 to '23: 8.16%
- Nearby Attractions & Amenities: Rocky Mountain Vibes Stadium, Switchback Stadium, Peterson AFB, COS Airport, St. Francis Medical Center...and growing

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