

PRIME INLINE RETAIL FOR LEASE VILLAGE SQUARE

3470 W. CAREFREE CIRCLE, COLORADO SPRINGS, CO 80917



PROPERTY FEATURES

- 2,400 SF Prime Inline Retail Available Immediately
- Conveniently Located off Academy Blvd. with Strong Traffic Counts & Easy Ingress / Egress
- Close to Established Neighborhoods, Retail Centers, Restaurants & Services that Attract Consistent Customer Traffic
- Ideal for Office, Medical or Retail Users Seeking a Professional Setting in a Well-Positioned Colorado Springs Location

PROPERTY DETAILS

AVAILABLE	±2,400 SF
LEASE RATE	\$12.00 / SF NNN
CAM	\$5.00 / SF (Estimate)
MONTHLY RENT	\$3,400.00 / Month
PARKING	Shared / Ample to Site
CITY / COUNTY	Colorado Springs / El Paso

DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	56,517	23,454	\$83,831
5 Mile	315,446	127,343	\$87,565
10 Mile	606,321	236,817	\$97,864

TRAFFIC COUNTS

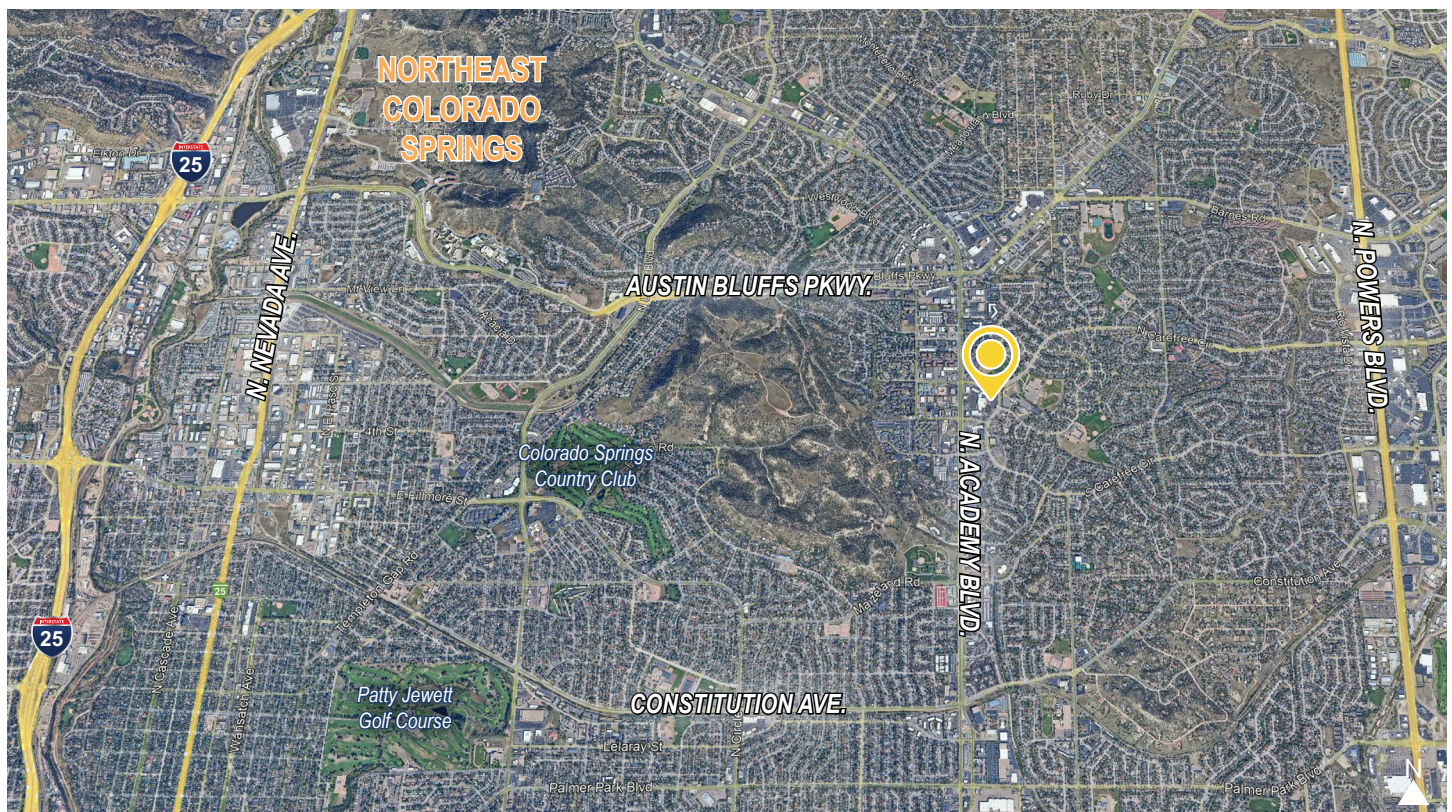
Average
Approx. 6,000 VPD along W. Carefree Cir.
Approx. 8,000 VPD at W. Carefree Cir. & S. Village Rd.
Approx. 55,000 VPD at N. Academy Blvd. & W. Carefree Cir.

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SITE AERIAL



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