

# FOR LEASE

SALON SPACE AVAILABLE: 1,200 SF

**CARSON SQUARE**

7050 S. U.S. HWY 85-87  
FOUNTAIN, CO 80817

## Strong Co-Tenants located in this Center

FOUNTAIN  
DISCOUNT  
LIQUOR

CHINA COTTAGE



Top 10 DAIRY QUEEN in the USA



COMPETITIVE RENTAL RATE: \$17 PSF NNN  
EXPENSES: \$8.25 RSF

COMPARED TO MESA RIDGE: \$32-\$38 PSF NNN  
EXPENSES: \$9.50-10.63 RSF

## MOVE-IN-READY BEAUTY SALON equipped with STATIONS & SINKS

-  Shopping Center anchored by Dairy Queen
-  Excellent Visibility from U.S. Highway 85-87
-  High-Traffic Signalized Intersection
-  Spectacular Signage (Storefront & Big Pylon Sign)
-  Near Ft. Carson Military Base
-  Great Access to the Center
-  Abundant On-Site Parking
-  Competitive Rental Rate

CALL TODAY!  
719-593-7526



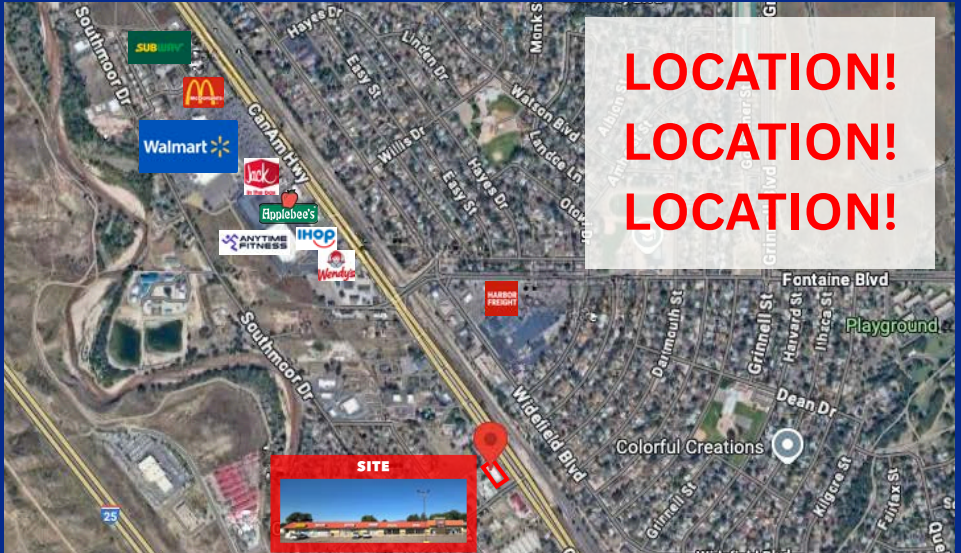
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## CARSON SQUARE

A neighborhood shopping center set in the heart of a growing, dense residential area. Conveniently located just off Interstate 25, near Ft. Carson, and US Highway 85-87, a major commuter corridor for Southern Colorado Springs and Fountain. High visibility, easy access to the center, and signage available.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	8,291	48,332	120,457
HOUSEHOLDS	3,164	17,457	38,444
AVG HH INCOME	\$68,356	\$75,403	\$71,402

## TRAFFIC COUNTS

US HWY 85-87 CARSON BLVD SE 18,466 VPD 2025

CALL TODAY FOR MORE DETAILS

719-593-7526

TRENA FAHRENBRINK, Principal

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