

# PRIME FOUNTAIN, CO REDEVELOPMENT OPPORTUNITY

Available Q3 2026

3 Assembly Ct.  
Fountain, Colorado  
80817



## Property Details

<b>Size</b>	4.91 AC (218,880 SF)
<b>Zoning</b>	SO (Small Office/Warehouse District)
<b>Buildings</b>	<ul style="list-style-type: none"><li>- Office Warehouse - 14,251 SF (2,400 SF Office)</li><li>- Warehouse - 12,720 SF (100% Warehouse)</li></ul>
<b>Price</b>	\$2,600,000
<b>Highlights</b>	<ul style="list-style-type: none"><li>- Adjacent to new Grocery Anchored Retail Center</li><li>- High traffic counts and good visibility</li><li>- Under served trade area</li><li>- Close proximity to Ft. Carson with 26,530 soldiers</li><li>- Highway 85/87 frontage of 536.9 feet</li></ul>



## DEMOGRAPHICS - Radius, Miles

	1 Mile	3 Mile	5 Mile
Population	5,792	52,619	102,260
Projected Population (2029)	6,321	54,522	105,961
Avg HH Income	\$89,468	\$106,243	\$102,331
Daytime Population (employees)	861	7,077	14,934

## TRAFFIC COUNTS

	Cars Per Day
Hwy 85/87 North of Mesa Ridge Pkwy	20,000
Hwy 85/87 North of Mesa Ridge Pkwy	18,000
Mesa Ridge Pkwy East of Hwy 85/87	36,000

## Contact Us

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