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K 01/12/2024

# NAI Highland

Commercial Real Estate Services, Worldwide.

# 6783 N Carefree Circle

Colorado Springs, CO 80922

## Northeast Retail | For Sale

### ASSESSOR NUMBER

5330419002

### ZONING

MX-M 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	Under Contract
LOT 3	Under Contract
LOT 4	\$12.00 PSF

### NEIGHBORING TENANTS

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

## NEIGHBORHOOD DEMOGRAPHICS



POPULATION

1 Mile	14,884
3 Miles	101,440
5 Miles	220,456



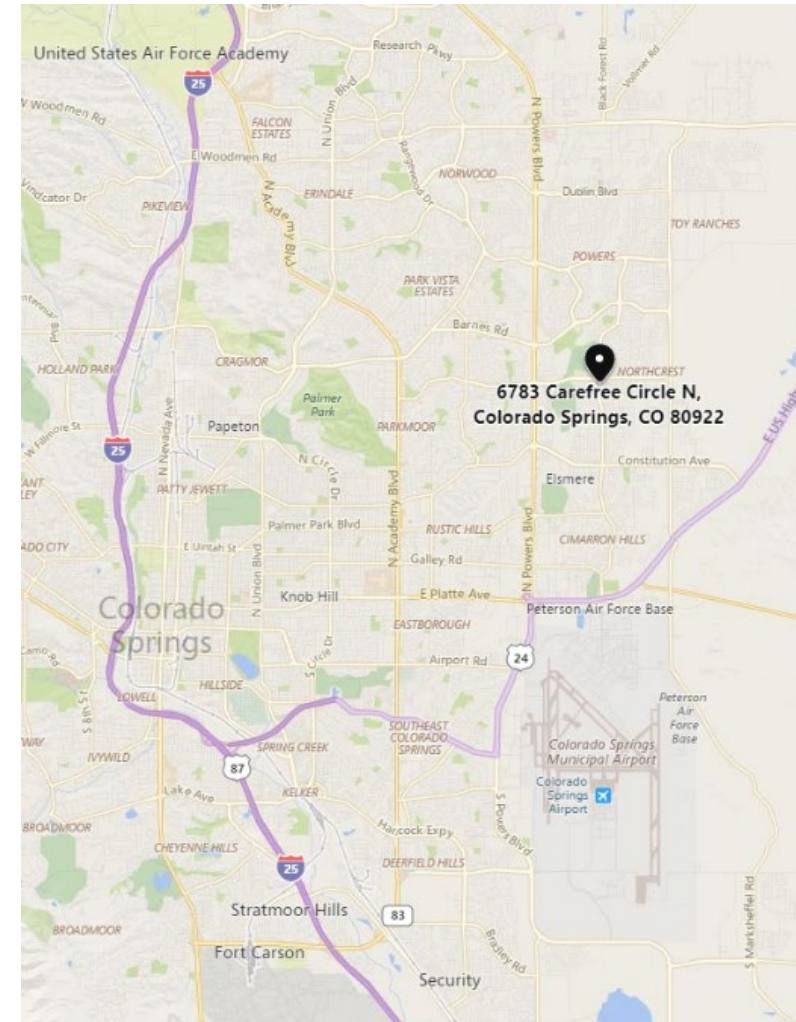
AVERAGE  
HOUSEHOLD INCOME

\$98,547
\$86,901
\$85,341



TRAFFIC COUNT

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



THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING, OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE.

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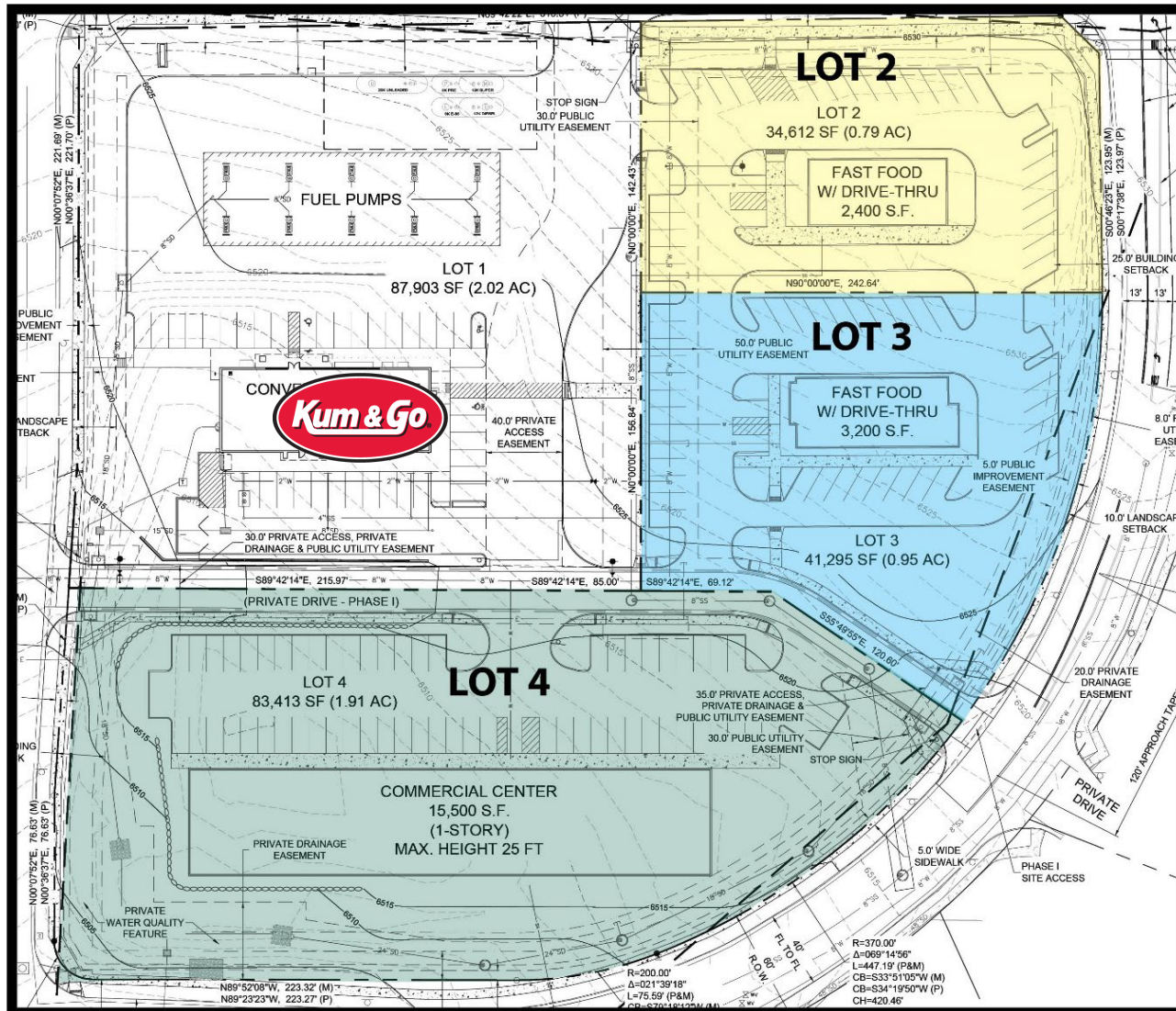
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### IDEAL USES

- 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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