

FOR SALE

# RETAIL INVESTMENT

The Markets at Fountain Mesa

8025-8031 Fountain Mesa Rd

Fountain, CO 80817

Complete NDA

**SALE PRICE: \$2,950,000**



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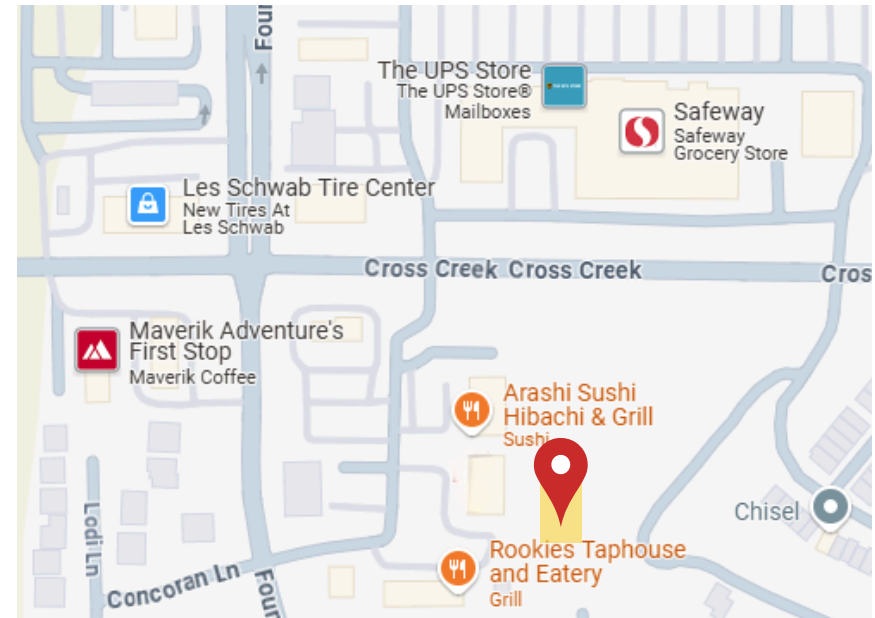


# PROPERTY OVERVIEW

## PROPERTY SUMMARY

**The Markets at Fountain Mesa** is a retail investment property built in 2014. It spans 6,000 square feet and is a freestanding building. The property is located near Mesa Ridge Parkway, which is the main east/west route in Fountain, and is adjacent to approximately 90 acres of retail development. It is also 10 minutes from Fort Carson.

This attractive investment has long-term leases in place, including a national tenant.



## BROKER

### GREG KAUFMAN

Principal

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# PROPERTY SPECIFICATIONS

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BUILDING SIZE	6,000 SF
SALE PRICE	\$2,950,000
NOI	\$194,377.00
YEAR BUILT	2014
ZONING	B2

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 POPULATION	11,555	46,095	84,936
HOUSEHOLDS	3,817	15,320	27,159
AVE HH INCOME	\$89,760	\$93,041	\$93,437

## COMBINED TRAFFIC COUNTS

Fountain Mesa Rd    Mesa Rd N    16,614    VPD    2022

\*Sourced by CoStar



SAFeway





# AERIAL MAP

