

PRIME INLINE RETAIL FOR LEASE  
**VILLAGE SQUARE**

3470 W. CAREFREE CIRCLE, COLORADO SPRINGS, CO 80917

**TREVEY**  
COMMERCIAL



## 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
- Perfect for Nail Salon / Daycare / Medical Use – Existing Synergy with Beauty & Service Tenants

### 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

## PROPERTY DETAILS

AVAILABLE	±2,400 SF
LEASE RATE	\$10.00 / SF NNN
CAM	\$5.00 / SF (Estimate)
MONTHLY RENT	\$3,000.00 / Month
PARKING	Shared / Ample to Site
CITY / COUNTY	Colorado Springs / El Paso

### TRAFFIC COUNTS

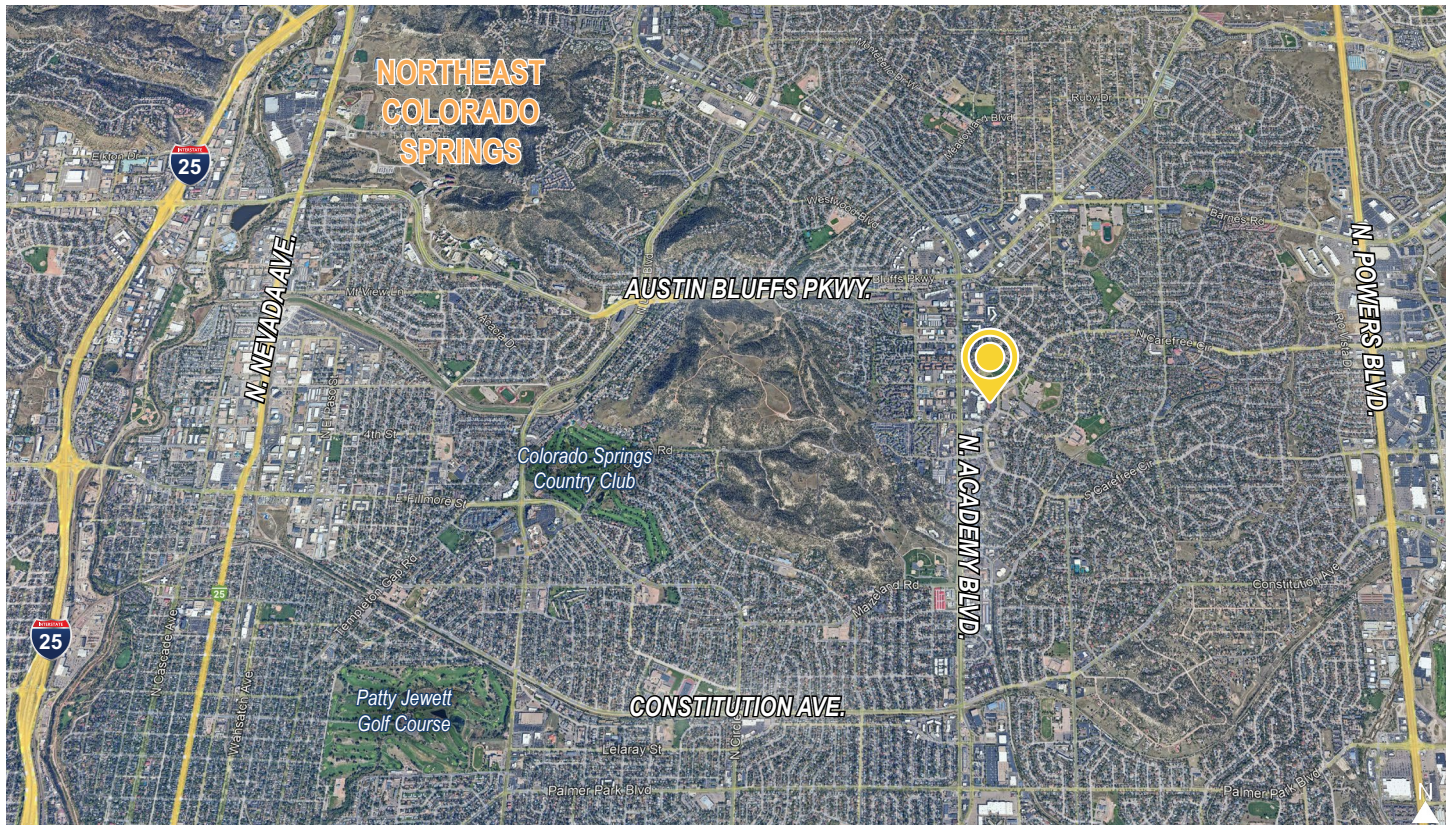
#### Average

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.

REGIONAL AERIAL



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**BROKERAGE DISCLOSURE**

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