

FOR LEASE

RETAIL SPACE AVAILABLE: 1,770 SF

CARSON SQUARE

7030 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
COMPARED TO MESA RIDGE: \$34 PSF



Shopping Center anchored by Dairy Queen



Excellent Visibility from Highway 85/87



High-Traffic Signalized Intersection



Spectacular Signage (Storefront & Big Pylon Sign)



Near Ft. Carson Military Base



Great Access to the Center



Ample Parking



Competitive Rental Rate

CALL TODAY FOR MORE DETAILS

719-593-7526



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