

Carefree Village | Retail For Lease

4715 N CAREFREE CIRCLE, COLORADO SPRINGS, CO 80917

***Move-in special! Up to 6 months at \$12/SF NNN for qualified tenants!**



Overview

Carefree Village is located at a high-traffic east-side intersection with excellent visibility and convenient access from Powers, Academy, and Barnes. Available suites range from 715 to 2,400 SF, offering flexible layouts that can easily adapt to a variety of business types. The center draws steady traffic and is surrounded by established neighborhoods, making it a strong choice for both regional operators and new-to-market concepts. Zoned MX-M (formerly PBC), the property supports a wide mix of uses—everything from traditional retail to modern medical-retail (Medtail) such as veterinary and pet care, urgent care, physical therapy, medical spas, and more. Reach out today for more details or to schedule a tour.

Unit:	Size:	Lease Rate:
Suite 4729	715 SF	\$12.00 - \$18.00 SF/YR (NNN)*
Suite 4749	2,400 SF	\$12.00 - \$18.00 SF/YR (NNN)*
Suite 4753	1,200 SF	\$12.00 - \$18.00 SF/YR (NNN)*
Suite 4765	1,200 SF	\$12.00 - \$18.00 SF/YR (NNN)*

Highlights

- MX-M zoning allows for medical, office, retail, or mixed use.
- Central location with easy access to Powers and Academy.
- New ownership committed to long-term tenancy success.
- Well-trafficked center with surrounding dense rooftops.
- Low NNNs - \$6.04/SF/YR

Property Details



Lease Rate

\$12.00 - \$18.00 SF/YR* (NNN)



Space Available

715 - 2,400 SF



Zoning

MX-M (Formerly PBC)

Rev: November 17, 2025

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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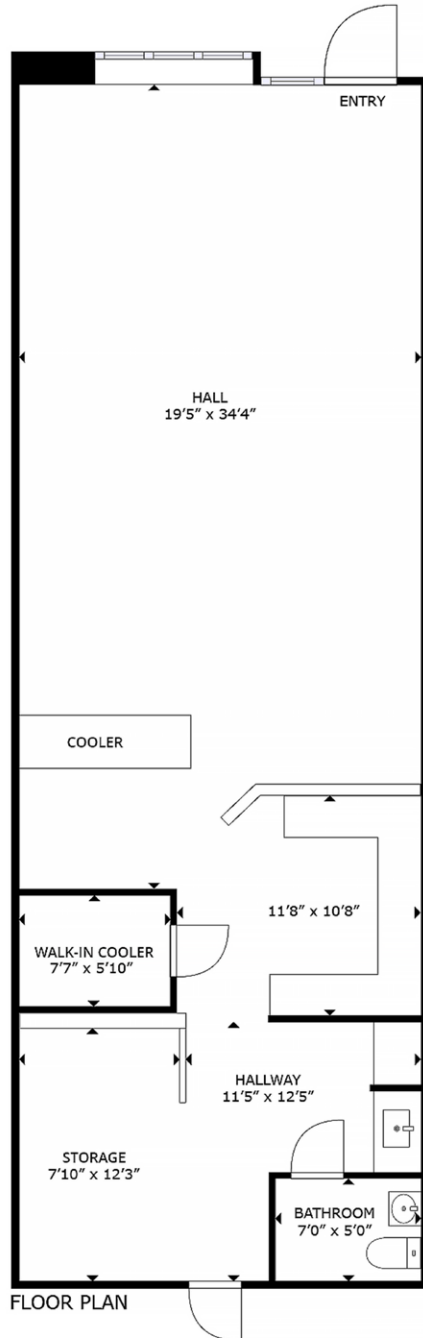
Guy Cox

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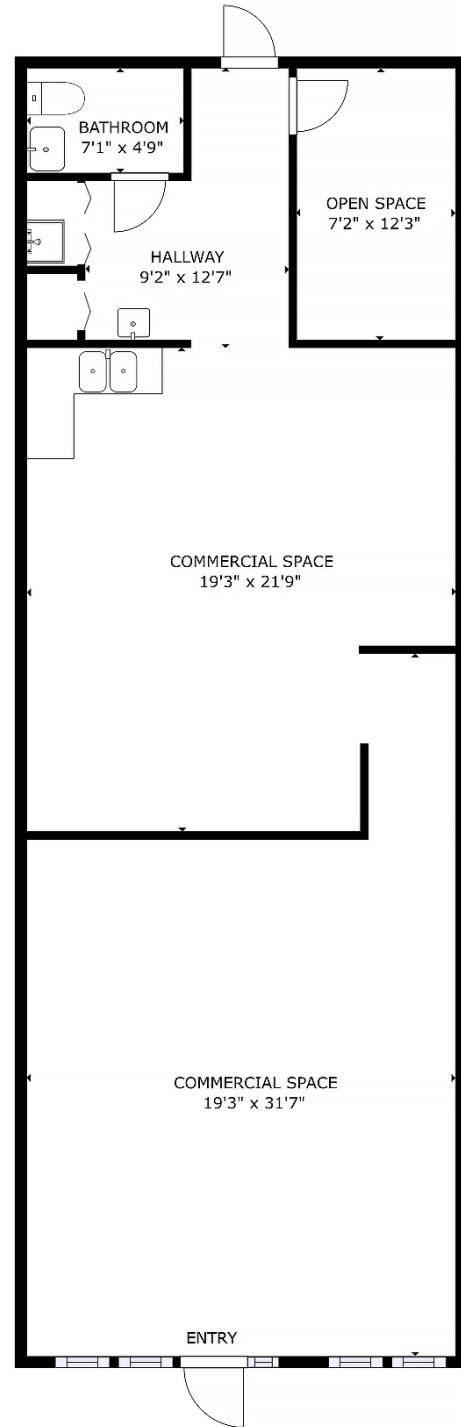
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SUITE 4753



SUITE 4765

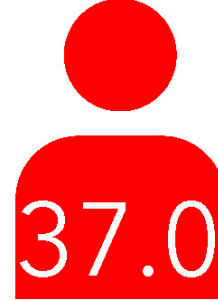


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DEMOGRAPHICS



130,341
Population



37.0
Median Age



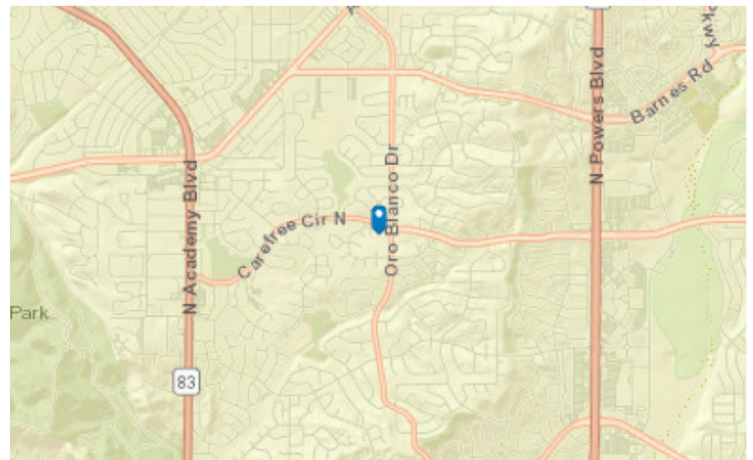
2.5
Average
Household Size



\$84,528
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
N Academy Blvd	14,360	0.0
Picturesque Dr	12,000	0.0
Pacer Ln	10,932	0.1
Rio Vista Dr	13,995	0.1
Undimmed Cir	15,679	0.3

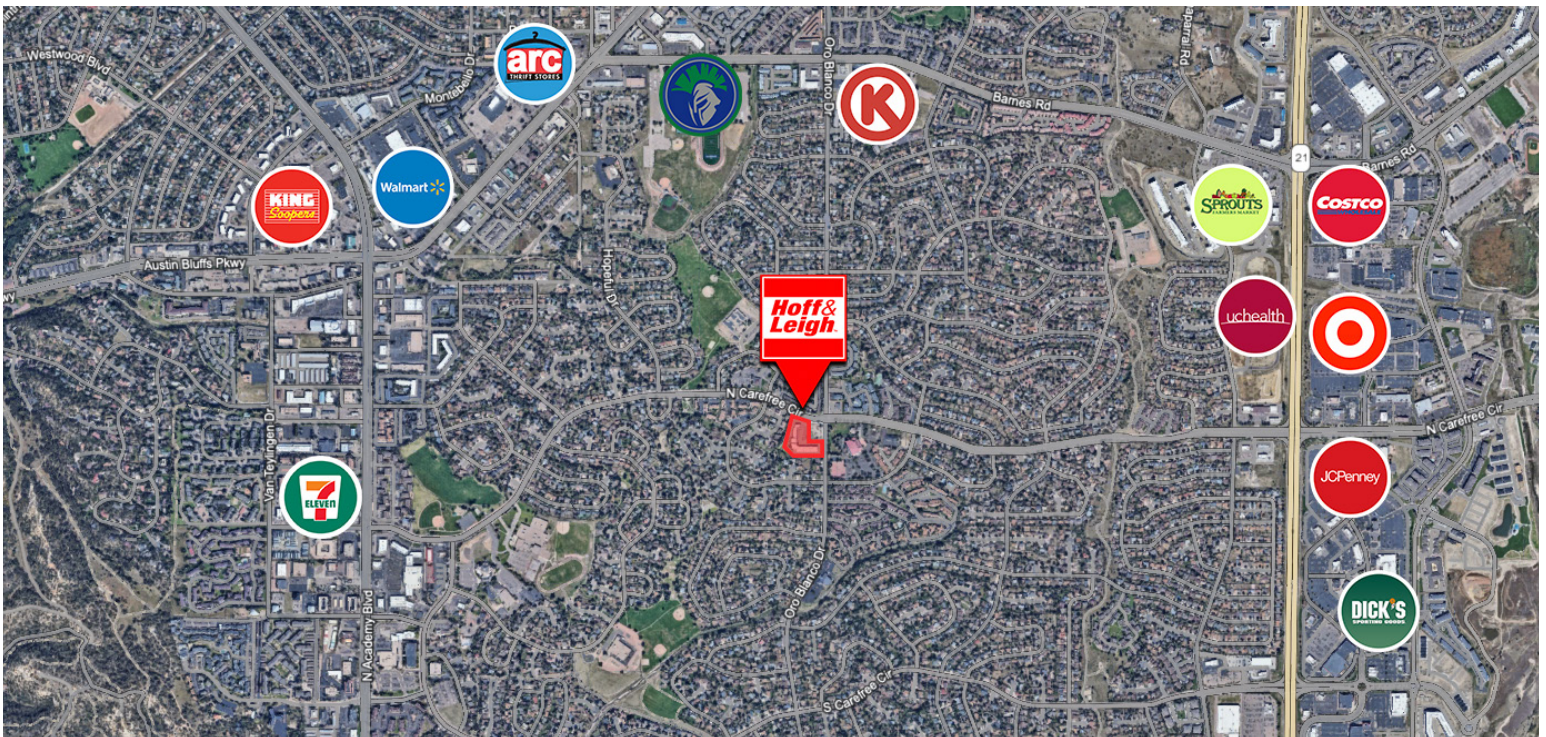


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