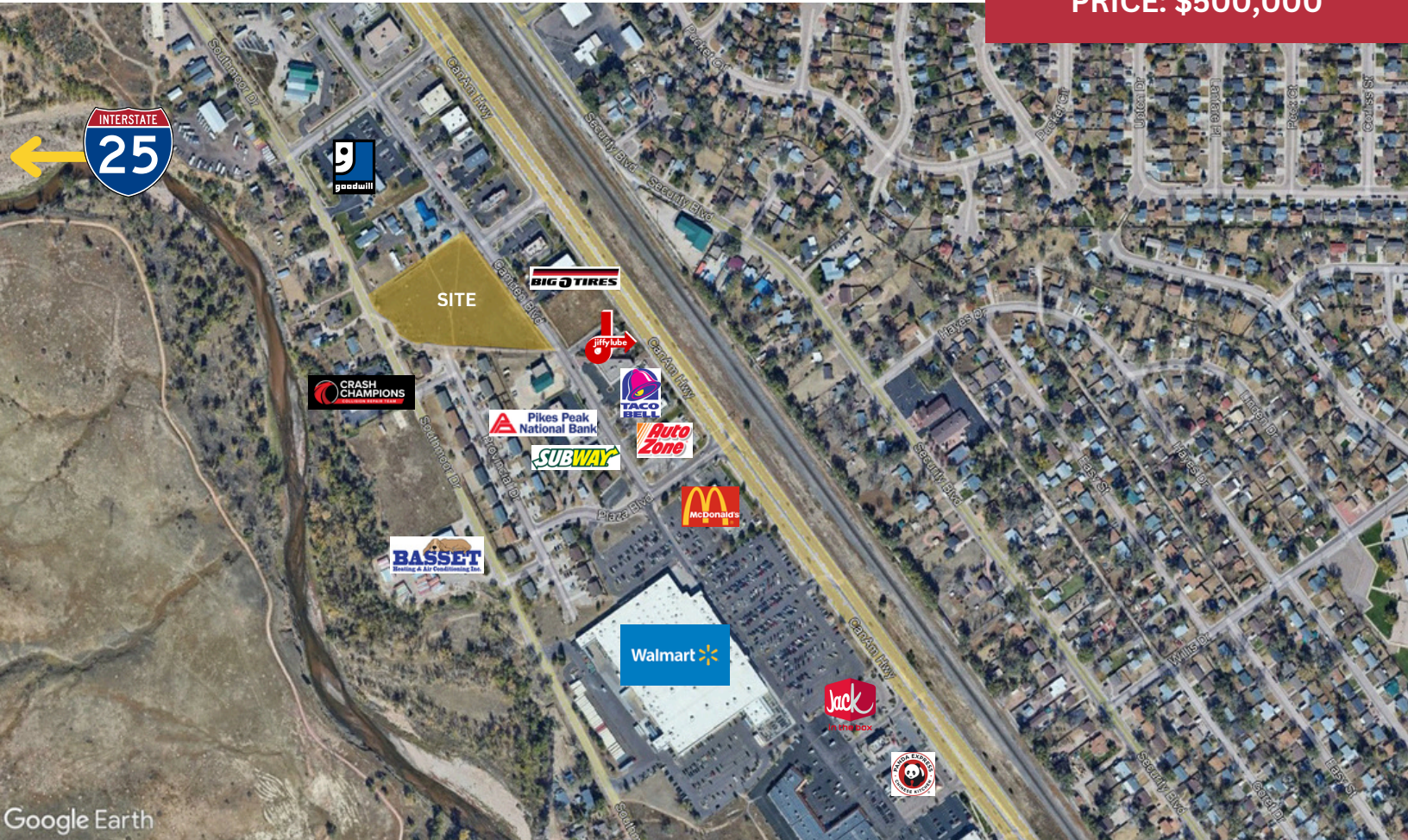


Commercial Land For Sale

6645 Camden Blvd
Fountain, CO 80817

PRICE: \$500,000



PROPERTY SUMMARY

KCRE Advisors is pleased to present a 3.54 Acre lot available in the Fountain area. **6645 Camden Road** is located off of Camden Blvd, near the city of Fountain and US Hwy 85-87. The lot is near many businesses, restaurants and retailers.

PROPERTY FEATURES

Camden Road	3.54 AC
SALE PRICE	\$500,000
ZONING	VC

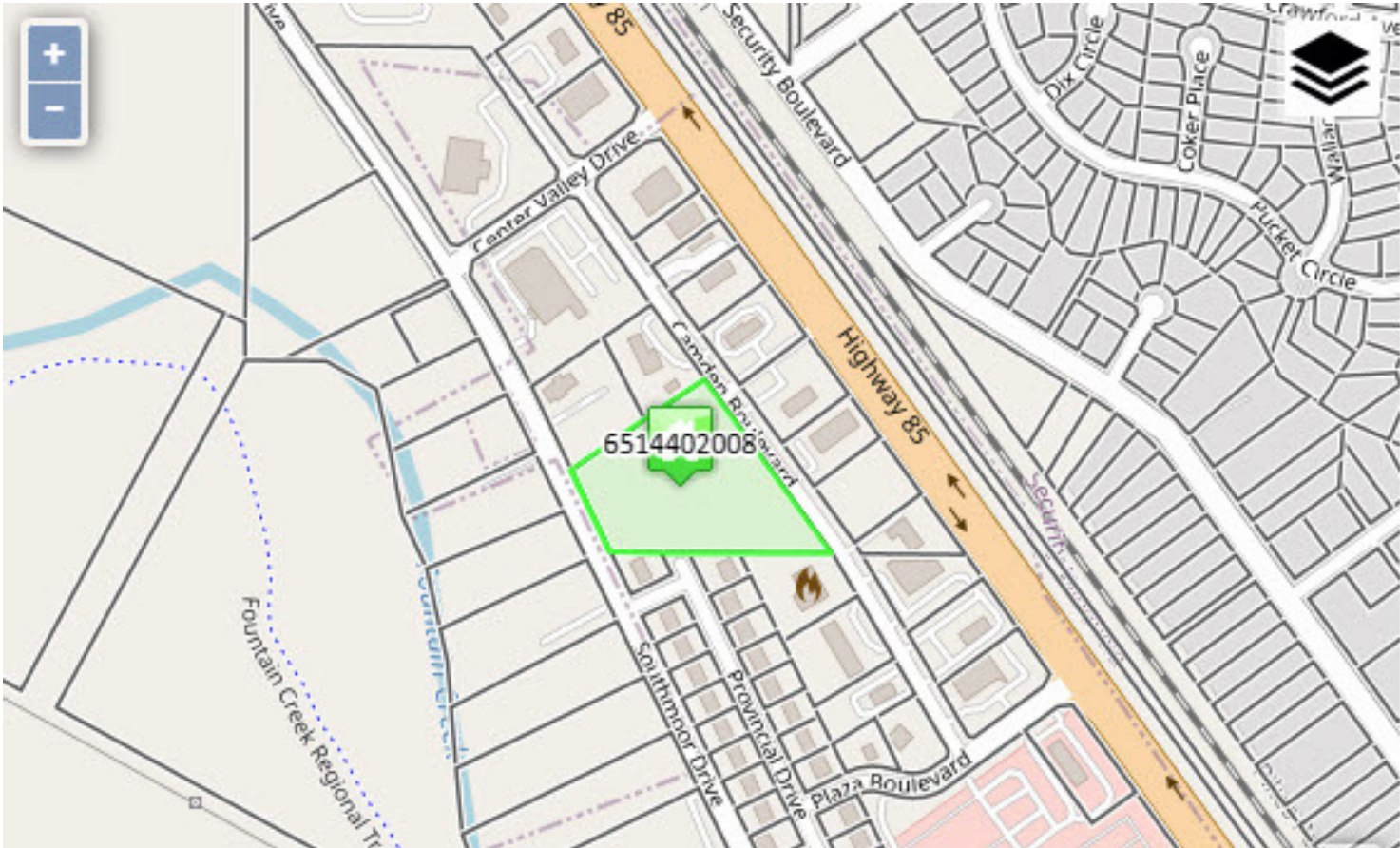
Greg Kaufman
Principal
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Colorado Springs, CO 80921
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www.kcreadvisors.com



Commercial Land For Sale

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DEMOGRAPHICS				COMBINED TRAFFIC COUNTS				
	1 Mile	3 Mile	5 Mile	US Hwy 85	Plz Blvd SE	23,608	VPD	2025
2024 POPULATION	6,988	48,853	140,179					
HOUSEHOLDS	2,557	15,070	45,831					
AVG HH INCOME	\$85,367	\$85,537	\$83,536					

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