

INDUSTRIAL / FLEX / OFFICE SPACE FOR LEASE

7049 BANDLEY DR.

Fountain, CO



PROPERTY SUMMARY

SPACE FOR SALE:

3,180 SF \$8.00/SF NNN \$2,120.00/mo NNN

2026 NNN: \$5.27 / SF

YEAR BUILT / RENOVATED: 2008 / 2016

ZONING: PBC

PARKING: 5/1,000SF (34 Surface)

- **Strong Market Fundamentals** – Located adjacent to Fort Carson, a major regional employment driver, with easy access to I-25, Colorado Springs, and Pueblo.
- **Ability to add Drive-In Doors**

PROPERTY SUMMARY

DRIVE TIME - MINUTES:

	5 MIN	10 MIN	15 MIN
2024 Est. Population	13,485	97,531	221,056
2024 Est. HHs	4,661	35,765	86,511
2024 Est. Avg. HH Income	\$75,658	\$81,486	\$86,968

RADIUS - MILES:

	1 MILE	3 MILES	5 MILES
2024 Est. Population	4,394	48,138	124,139
2024 Est. HHs	1,650	15,221	39,752
2024 Est. Avg. HH Income	\$71,089	\$83,702	\$80,019

DAILY TRAFFIC VOLUME (HWY 16) : 34,614 VEHICLES

DAILY TRAFFIC VOLUME (I-25) : 23,490 VEHICLES

Source: Esri, Esri-Data Axle, U.S. Census



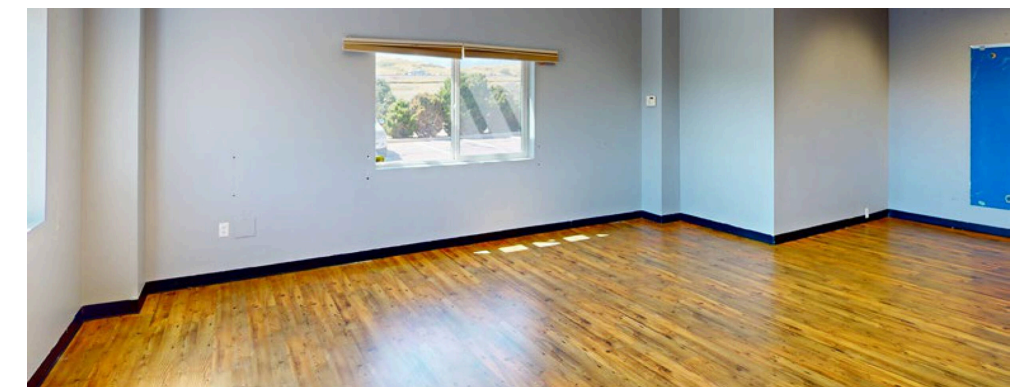
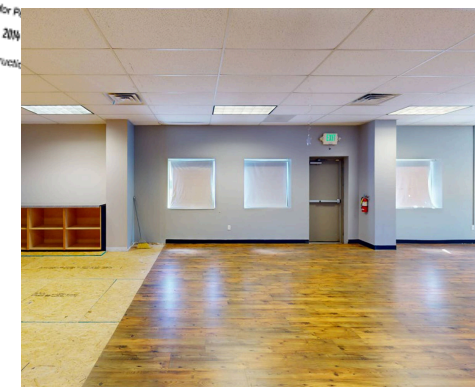
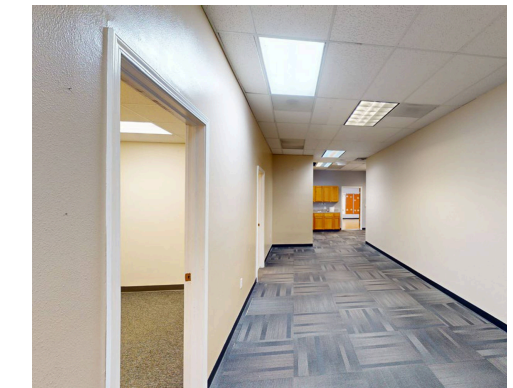
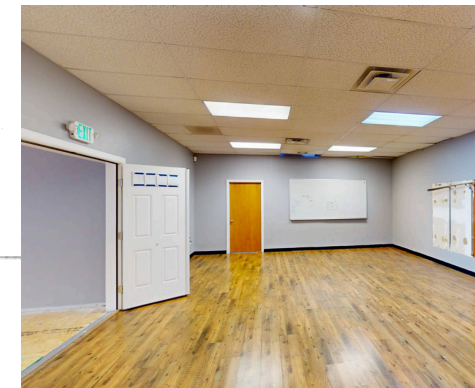
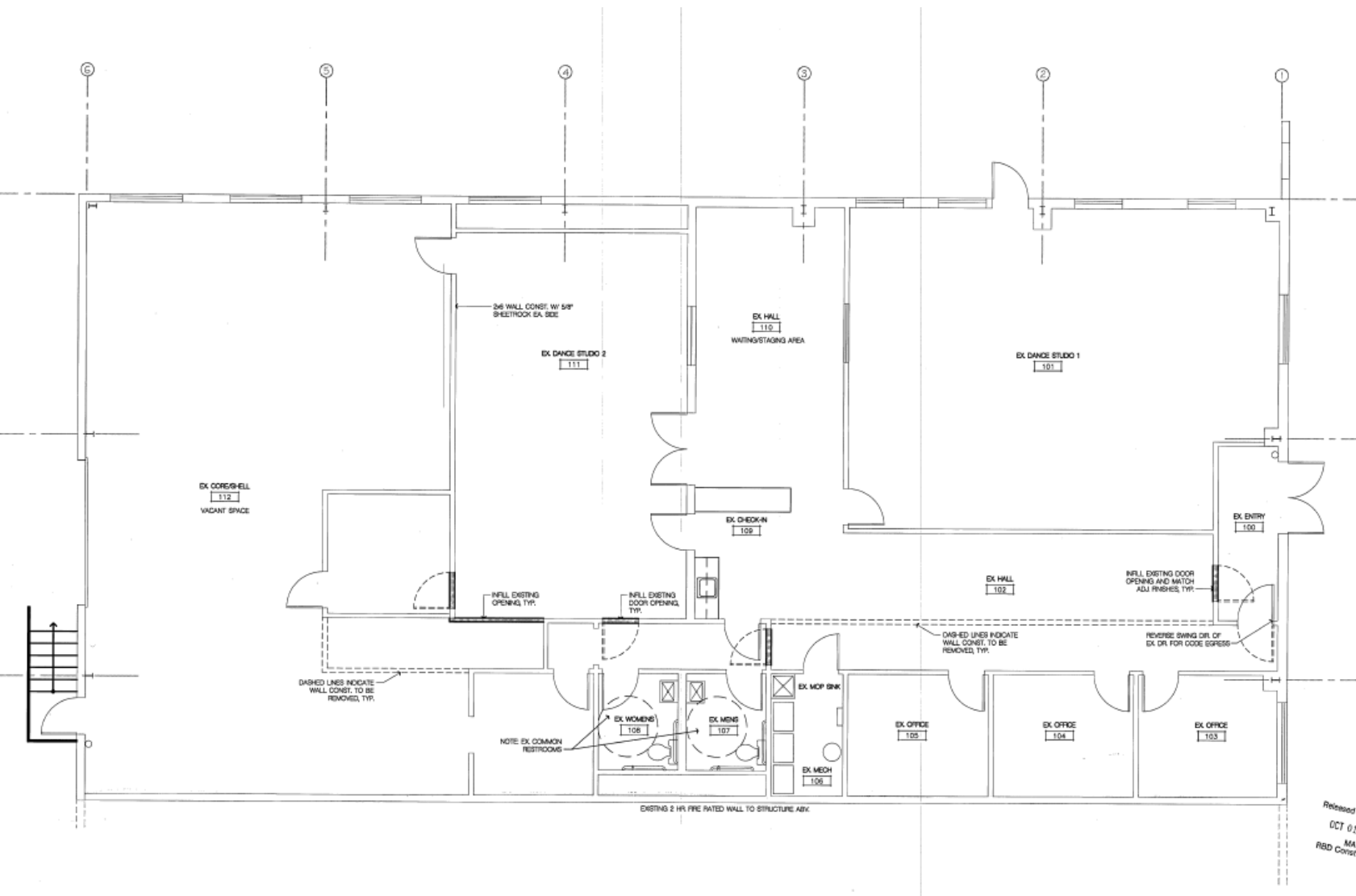
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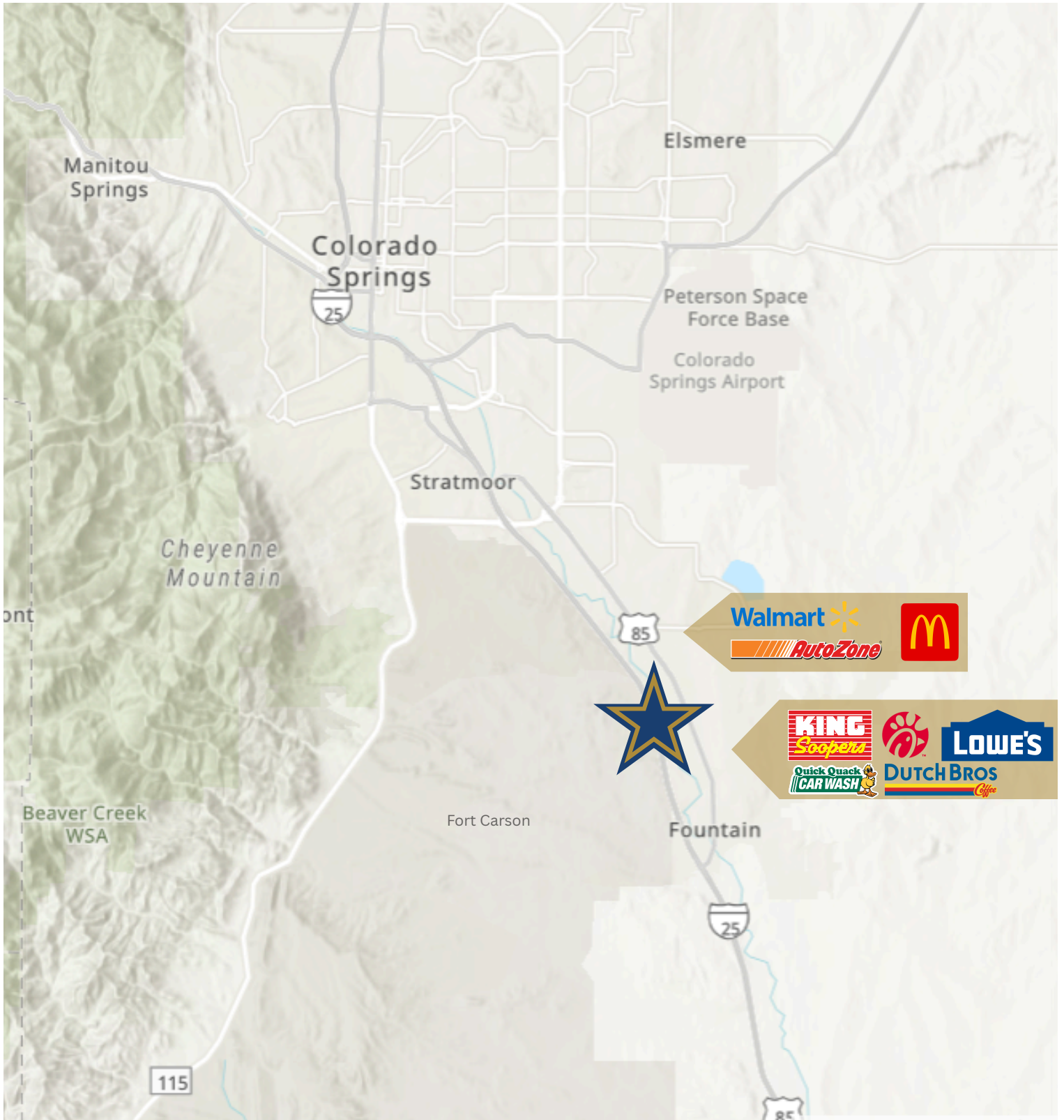
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FLOOR PLAN | 7049 Bandley Dr.



SURROUNDING AREA



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