

SWC MESA RIDGE PARKWAY & SYRACUSE STREET

FOUNTAIN, COLORADO

FOR SALE, LEASE OR BUILD TO SUIT

LAST PAD AVAILABLE



Delivery Condition: certified building pad, all utilities stubbed, and all on and off-site work improvements (paving, striping, lighting, irrigation, landscaping) except head-in parking and sidewalks/curb around building.

BRYAN SLAUGHTER

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HEATHER WISEMAN

Owner's Representative

303.656.8713

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Evergreen
Multifamily Retail Industrial

SH

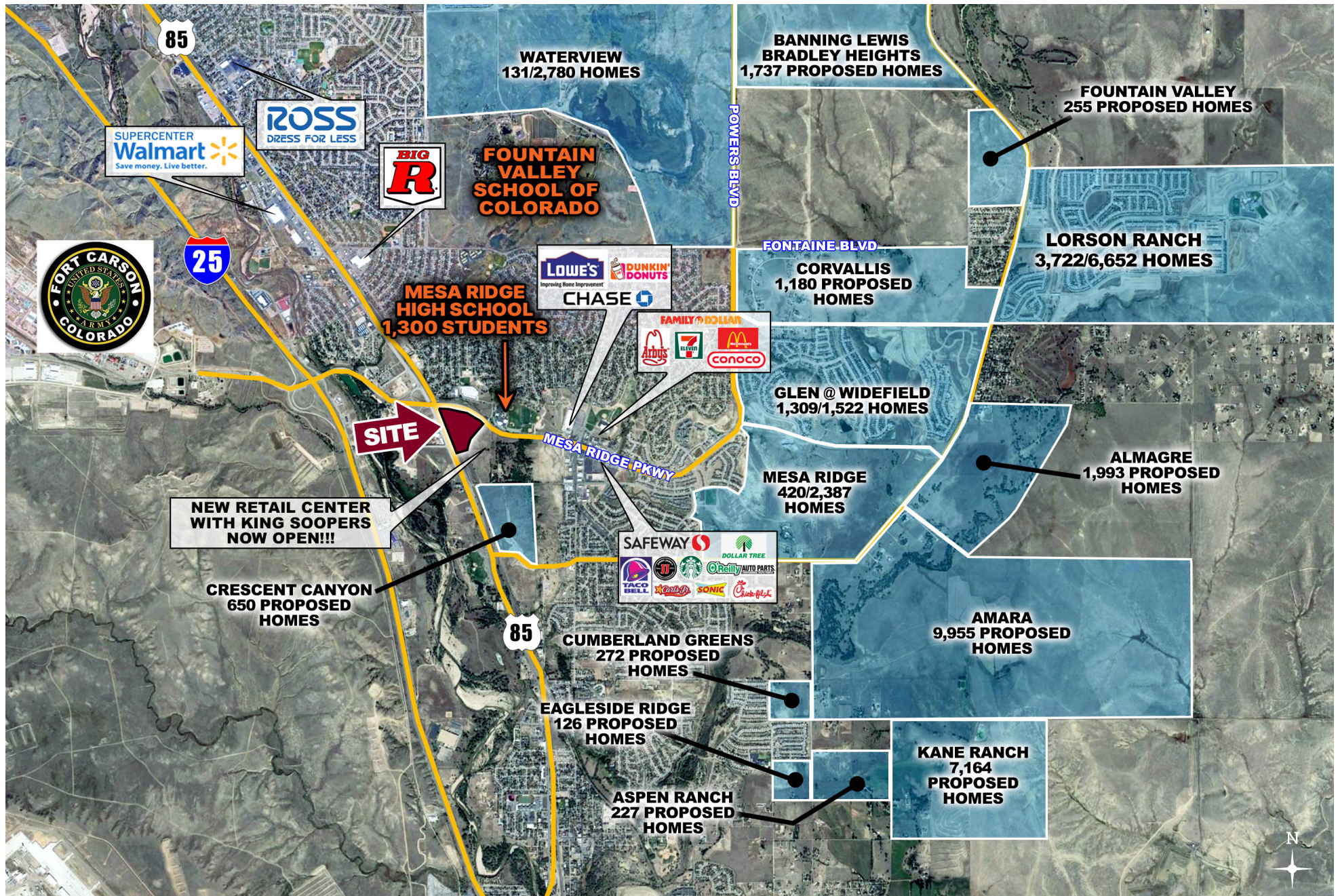
SITE PLAN



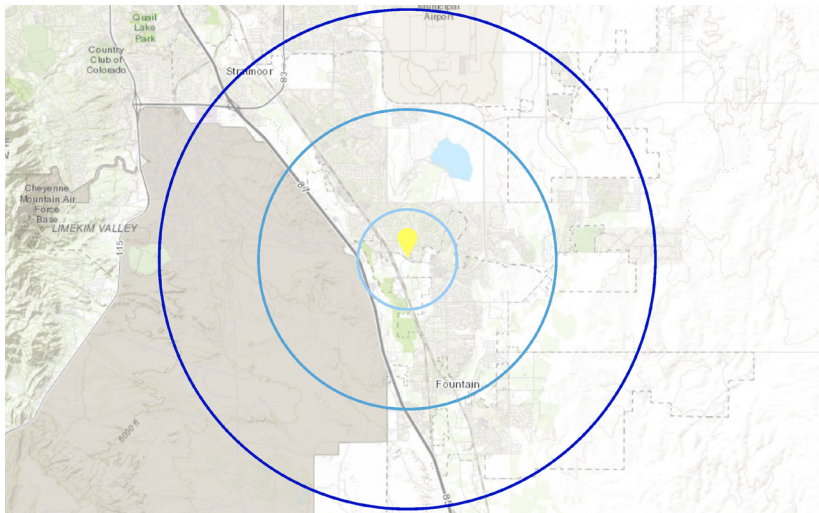
PROXIMITY



TRADE AREA



DEMOGRAPHICS



DEMOGRAPHICS

 TOTAL POPULATION	1M	7,604
	3M	50,426
	5M	101,877
 AVERAGE ANNUAL INCOME	1M	\$89,392
	3M	\$105,205
	5M	\$102,223
 DAYTIME POPULATION	1M	1,979
	3M	7,080
	5M	14,483

SOURCE: ESRI 2024

PROPERTY HIGHLIGHTS

LAST PAD AVAILABLE

High traffic and great visibility

Located across the street from Mesa Ridge
High School and just east of Fort Carson

Quickly growing trade area

Flexible zoning



All information to be independently verified.

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