



Mark Useman

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Commercial Real Estate Services, Worldwide
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R 06/20/2022

ASSESSOR NUMBER

5330419002

ZONING

PBC AO

LOTS AVAILABLE

LOT 2	0.79 AC
LOT 3	0.95 AC
LOT 4	1.91 AC
Total Contiguous	3.66 AC

SALE PRICE

LOT 2	Under Contract
LOT 3	Under Contract
LOT 4	\$12.00 PSF

NEIGHBORING TENANTS

Kum & Go, Sand Creek High School,
Pikes Peak Community College, 5,286
Households within 1 Mile

NEIGHBORHOOD DEMOGRAPHICS



POPULATION

1 Mile	14,884
3 Miles	101,440
5 Miles	220,456



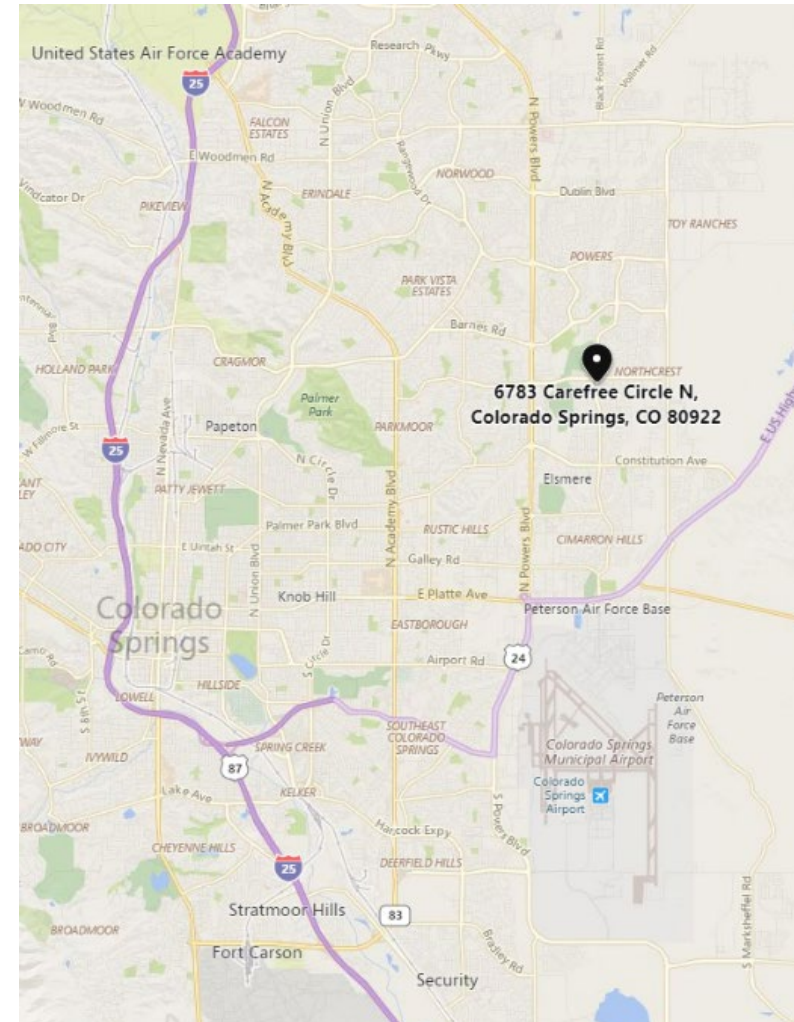
AVERAGE
HOUSEHOLD INCOME

\$98,547
\$86,901
\$85,341



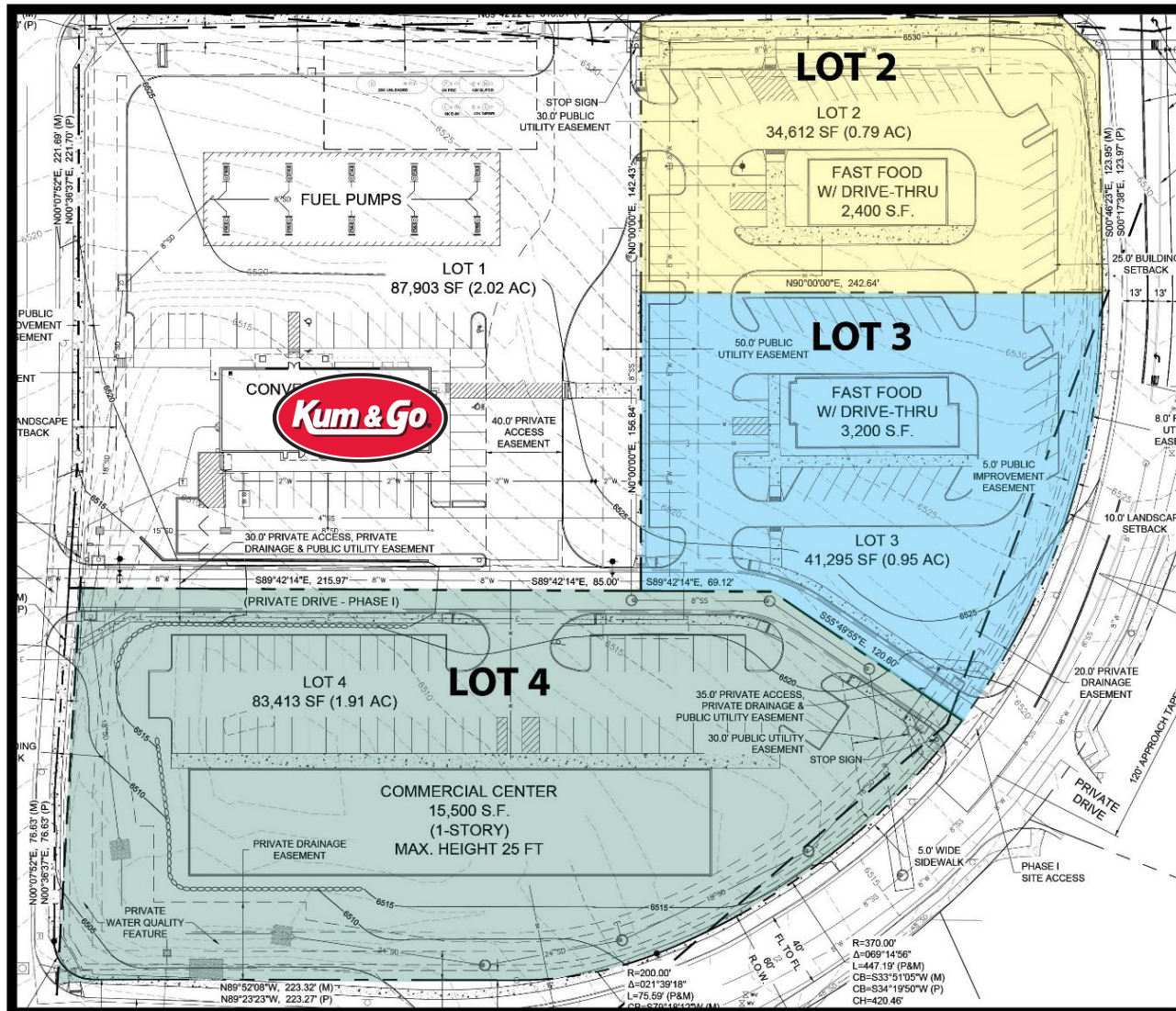
TRAFFIC COUNT

9,954
Carefree Cir. & Peterson Rd.
21,778
Carefree Cir. & Tutt Blvd.



IDEAL USES

- Salon & Spa
- Medical & Dental Offices
- Restaurants
- Fast Food Restaurants
- Coffee Shop
- Dry Cleaner
- Bank & Financial Center
- Gym
- Multi-Tenant Retail Center



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6783 N Carefree Circle

Colorado Springs, CO 80922

Northeast Retail | For Sale



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