

# Restaurant / Retail Space for Lease

4343-4345 S CAREFREE CIRCLE, COLORADO SPRINGS, CO 80917

LANDLORD WILLING TO PROVIDE A TENANT IMPROVEMENT ALLOWANCE!



## Overview

4343-4345 S Carefree Circle is an ideal opportunity for restaurant / retail owners looking for an established location. Situated conveniently on one of Colorado Springs' most popular retail streets, this location features high visibility, a newly installed 15,000-gallon grease interceptor and ample parking. The large floor plan offers an expansive area to customize and design the perfect atmosphere for your restaurant. It is also perfect for entrepreneurs looking to build their own unique dining experience, achieving optimal success.

For more information or to set up a private showing please contact Jayme Wilson or Chris Myers today!

## Highlights

- 15,000-Gallon Grease Interceptor Installed for the Building
- High Visibility
- Ample Parking
- Customize and Design Your Restaurant

## Property Details



### Lease Rate

\$16.00 - \$20.00  
SF/YR (NNN)



### Space Available

2,000 - 6,020 SF



### Building Size

6,020 SF



### Lot Size

2.11 Acres



### Zoning

PBC

Rev: June 26, 2023

### 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.

### Jayme Wilson

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## DEMOGRAPHICS



122,092  
Population



37.4  
Median Age



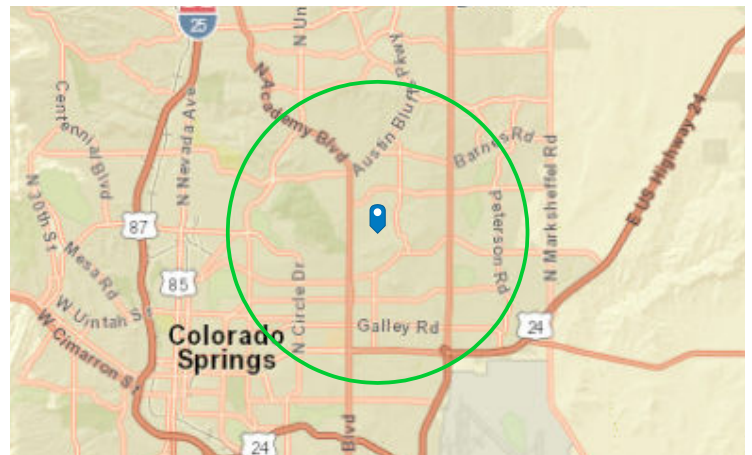
2.4  
Average  
Household Size



\$64,972  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Avondale Dr	14,206	0.0
Valencia Cir	50	0.1
Valencia Cir	8,905	0.1
Bermuda Cir	287	0.1
Avondale Dr	251	0.1



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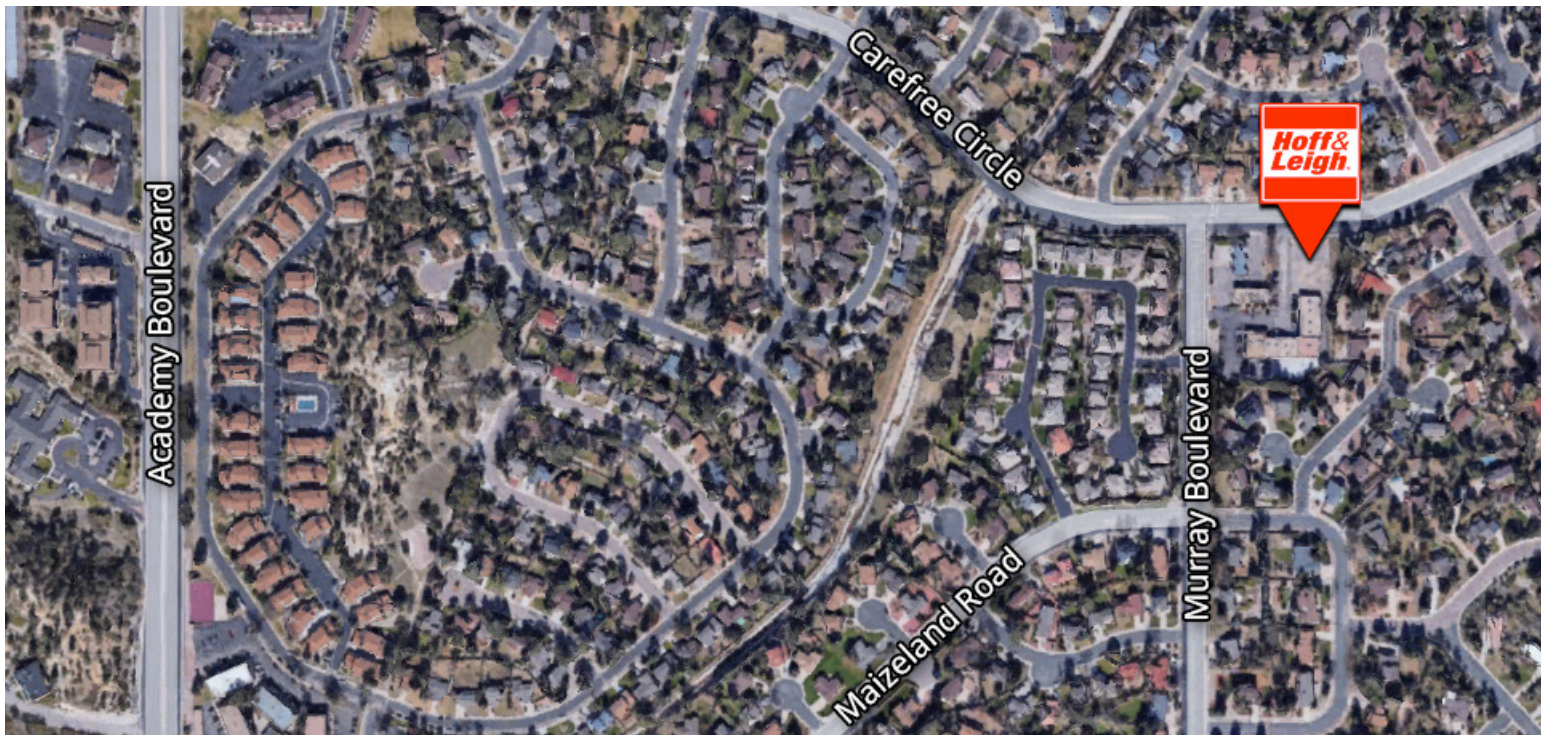
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