

Retail Space Available for Lease

6614 CAMDEN BOULEVARD, FOUNTAIN, CO 80817



Overview

This high visibility retail space is located on Highway 85 in Fountain, Colorado. Adjacent to Fort Carson military base with over 21,000 soldiers and 4,800 civilian employees! The space offers a mostly wide-open layout with floor to ceiling glass. The space is right next door to a busy dentist and the tenant has the option of building and pylon signage!

Please call for more information and to set up a private tour.

Highlights

- Excellent Visibility From Highway 85
- Pylon and Building-Front Signage Available
- Front End-Cap Unit
- High Visibility

Property Details



Lease Rate
\$18.00 SF/YR (NNN)



Space Available
1,946 SF



NNNs
+/- \$6.02 PSF



Zoning
C-2

Rev: February 16, 2024

Our Network Is Your Edge

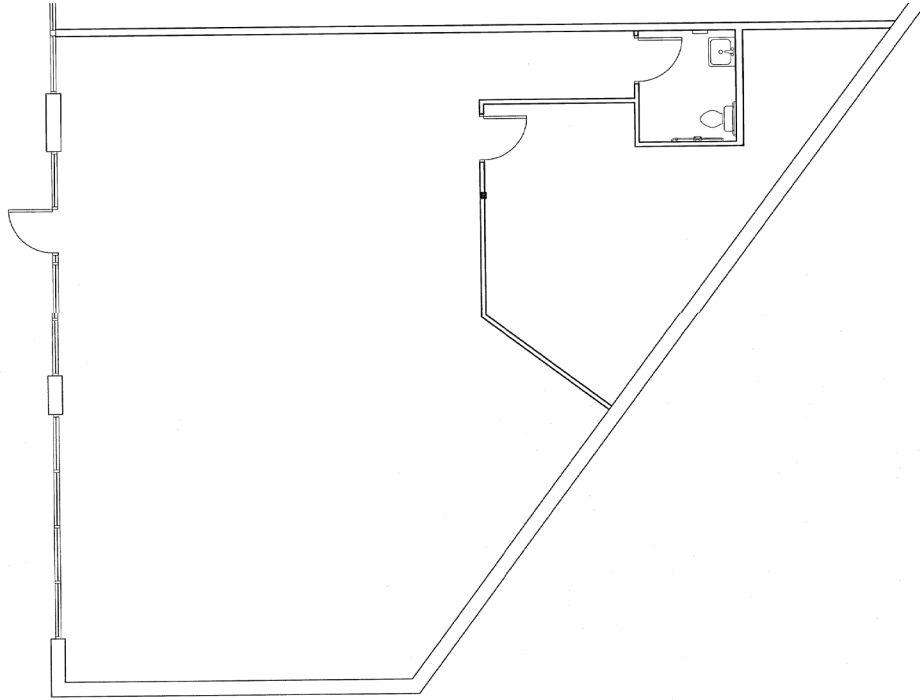
All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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DEMOGRAPHICS



51,036
Population



32.0
Median Age



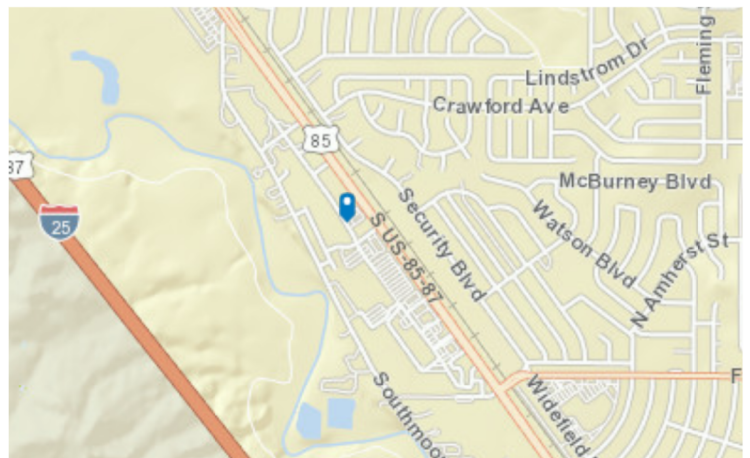
2.9
Average
Household Size



\$74,292
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Plz Blvd	23,000	0.1
Hayes Dr	6,400	0.2
Tewa Dr	7,280	0.2
Dix Cir	4,367	0.3
Crawford Ave	4,400	0.3



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