

# Prime Restaurant Location

## 5756 Square Feet Available



Main Dining Room



Just a block south of Walmart on HWY 85/87 behind Applebee's in the heart of the Fountain Valley!

This Restaurant facility is located in the heart of the Fountain Valley in the southern part of the Colorado Springs Metro area, adjacent to Fort Carson only 2 miles from the main I-25 gate. Located in the end-cap of a prime center, just a block from Colorado's busiest Walmart. This high-profile facility location is a local favorite for parties. The party room is booked 15-20 days a month and is the only private party room in the area.

Fast Casual Ordering



96,493 residents are within a 5-mile radius. Plus 31,620 daytime population at Fort Carson with 18,500+ active duty.

**Favorable Lease Terms with a low CAM are available. Existing equipment will be available at 50% off.**

### Trade Area Population: 96,493

New residential plans increase population to 209,758

Demographics:	1-Mile	2-Miles	3-Miles
Median Households:			
Income:	\$51,125	\$54,593	\$50,290
Population:	10,739	42,438	101,402

### Fort Carson (1-mile)

Currently: 18,500 Active Duty Troops  
30,000 Dependents

Coming Soon: 11,400 Additional Troops  
21,300 Dependents

Daytime Population of Ft Carson is **31,620**

### Average Daily Traffic Count:

North Bound 20,000  
South Bound 19,400



Garden Room for Private Parties