

# Hwy 85/87-Camden Rd Lots

The Fastest Growing Retail Corridor in the Heart of the Fountain Valley  
Just North of the Super Wal-Mart on South Highway 85/87, Fountain, CO

Join Kentucky Fried Chicken, Taco Bell, Burger King, Papa John's Pizza, McDonalds, Subway, Blockbuster, Hollywood Video, Auto Zone, Big O Tire, Jiffy Lube, Checker Auto, Popeye's & Jack in the Box



\* Trade Area Population: 96,493  
\* Demographics 1 mile 3 mile 5 mile

### Median Households:

Income: \$51,125 \$54,593 \$50,290  
Population: 10,739 42,438 101,402

### Fort Carson (1.5 mile)

\* 2009 - 19,500 Active Duty Troops on Fort Carson  
\* 2011 - 11,400 additional Active Duty Troops  
21,287 Military Dependents  
430 Civilian Personnel  
692 Civilian Dependents  
33,809 total

\* Daytime Population: 31,620

### Avg. Daily Traffic Count:

Hwy 85/87 (S Bound): 30,000  
(N Bound): 18,900

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**POTENTIAL USERS** \* Retail \* Strip Center \* Restaurant  
\* Fitness Center \* Gas Station

LOT SIZES	Lot#	Sq. Ft.	Price/SF	Price
	1	32,546	\$9.16	\$298,000
	2	35,000	\$8.51	\$298,000
	3	32,800	\$9.09	\$298,000
	4	26,409	\$5.98	\$158,000
	5	27,550	\$5.74	\$158,000

**RE/MAX**  
PROPERTIES, INC.  
COMMERCIAL DIVISION  
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