



Total Fort Carson Population 74,814  
Fort Carson provides a \$2.4B economic impact annually

61,000 VPD



77,000 VPD

CAMPING WORLD

26,000 VPD

**FOR SALE**  
3,240 SF  
ON .03 AC

SecurCare  
Self Storage



LIGHTED INTERSECTION  
COMING SOON



BIG R  
STORES

HARBOR FREIGHT  
DOLLAR GENERAL



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

**7055 ALEGRE CIR**

FOUNTAIN, CO 80817

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**FOR SALE**  
 3,240 SF  
 ON .03 AC

## DEMOGRAPHICS



### HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,892	17,708	36,912



### POPULATION

1 MILE	3 MILES	5 MILES
8,006	51,006	114,642



### AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$72,491	\$81,737	\$78,415

# FOR SALE

7055 Alegre Cir. Fountain, CO 80817



**3,240 SF**  
 BUILDING SIZE



**\$700,000**  
 SALE PRICE



**.03 AC**  
 LOT SIZE



**\$5,401.49**  
 TAXES (2023)



**6524408037**  
 PARCEL NUMBER



**1976**  
 YEAR BUILT

