



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

THE MARKETS AT

MESA RIDGE

6859 - 6925 MESA RIDGE PARKWAY, FOUNTAIN, CO 80817



6965 MESA RIDGE PKWY
#140: 1,100 SF AVAILABLE



THE MARKETS AT

MESA RIDGE

SITE PLAN

6859 - 6925 MESA RIDGE PARKWAY, FOUNTAIN, CO 80817



30,968 VPD



MESA RIDGE PKWY



FOUNTAIN MESA RD

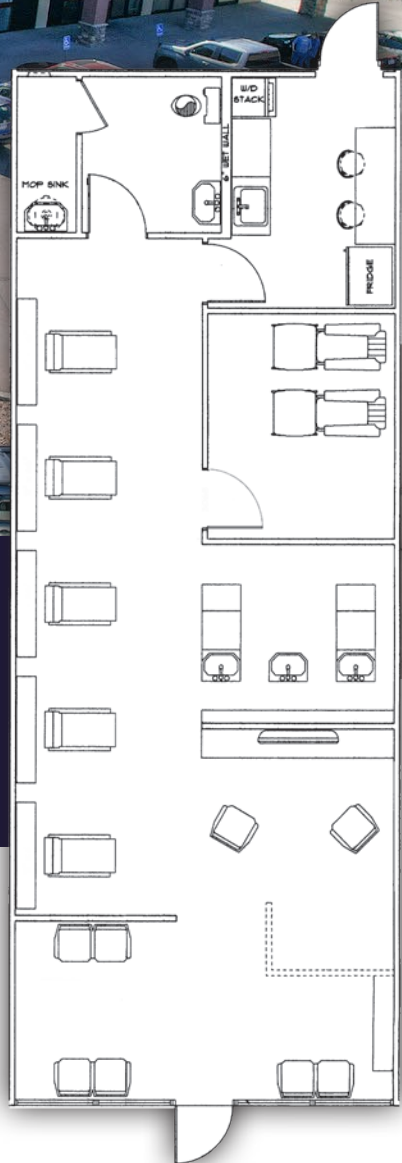
Suite 6965 #140
1,100 SF
AVAILABLE

CROSS CREEK





**6965 MESA RIDGE PKWY
#140: 1,100 SF**



SUITE 140 AVAILABLE

LEASE RATE \$32.00 per PSF NNN

EXPENSES \$10.63 per RSF (2025 Est.)

IN-LINE SUITE 6965 MESA RIDGE PKWY #140: 1,100 SF

6965 MESA RIDGE PKWY #140

Former Salon Space
1,100 SF

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Total Fort Carson
Population 74,814

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,828	47,301	88,240
Avg. HH Income	\$90,559	\$94,218	\$92,934
Households	4,326	15,649	28,179

TRAFFIC COUNTS

Fountain Mesa Rd at Mesa Rd	17,949 VPD
Fountain Mesa Rd at Mesa Ridge Pkwy	30,968 VPD
I-25 at Mesa Ridge Pkwy	36,185 VPD

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