

PRICE REDUCED | FOR SALE \$495,000



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 .30 AC**

SecurCare
Self Storage



**BIG
R**
STORES

**HARBOR
FREIGHT**
DOLLAR GENERAL



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

7055 ALEGRE CIR

FOUNTAIN, CO 80817

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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



PRICE REDUCED

\$495,000
SALE PRICE



.30 AC
LOT SIZE



\$5,401.49
TAXES (2023)



6524408037
PARCEL NUMBER



1976
YEAR BUILT

