

RETAIL SPACE FOR LEASE

3440 N. Carefree Circle

3440 N CAREFREE CIR., COLORADO SPRINGS, CO 80917



Property Summary

AVAILABLE SPACE:	Suite 120	1,468 SF
LEASE RATE:	\$12.50 / SF + NNN	
NNNS (2025 Est.):	\$6.34 / SF	
YEAR BUILT:	2004	
SURFACE PARKING	125 Spaces; 6.40:1,000 SF	
ZONING:	C5	
CEILING HEIGHT:	10'	

PROPERTY NOTES:

- ★ \$150K of Capex in recent renovations
- End Cap Suite Available
- Heavily trafficked area adjacent to Academy Blvd and N Carefree Circle

Demographics

RADIUS - MILES			
	1 MILE	3 MILES	5 MILES
2024 Est. Population	14,905	119,569	312,348
2024 Est. Households	6,871	50,130	127,079
2024 Est. Avg. HH Income	\$76,606	\$97,216	\$99,656

DRIVE TIME - MINUTES			
	5 MIN	10 MIN	15 MIN
2024 Est. Population	29,838	163,957	357,525
2024 Est. Households	12,854	67,804	143,267
2024 Est. Avg. HH Income	\$84,973	\$96,838	\$102,047

TRAFFIC COUNTS (ADT 2022)	
N Academy Blvd at Carefree Cir (N)	53,604 VPD
Carefree Cir (N) at Van Teylingen Dr (W)	9,252 VPD

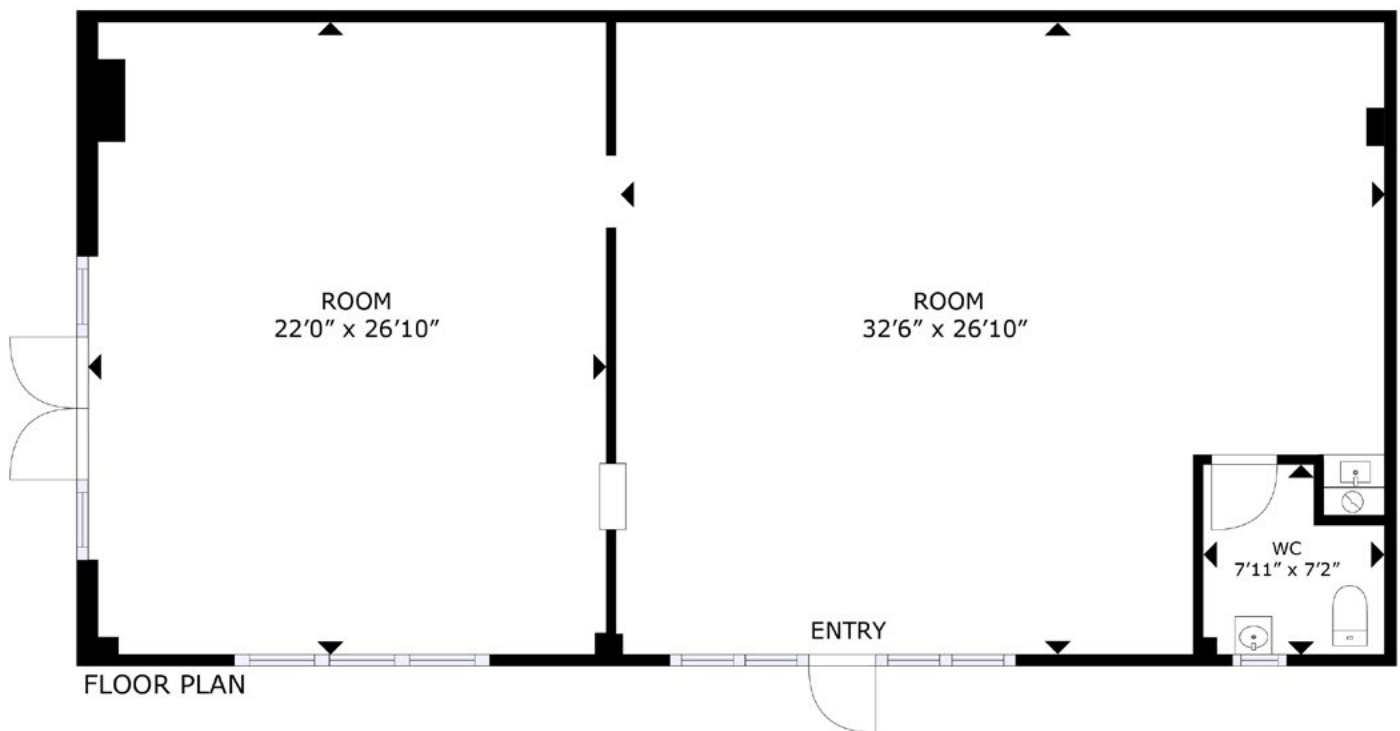
Source: 2024 U.S. Estimate, CoStar Group & Esri, All Rights Reserved



OLIVE
REAL ESTATE GROUP, INC.

Floor Plan

3440 N CAREFREE CIR, SUITE 120



SUITE 120



CLICK OR SCAN
FOR
VIRTUAL TOUR

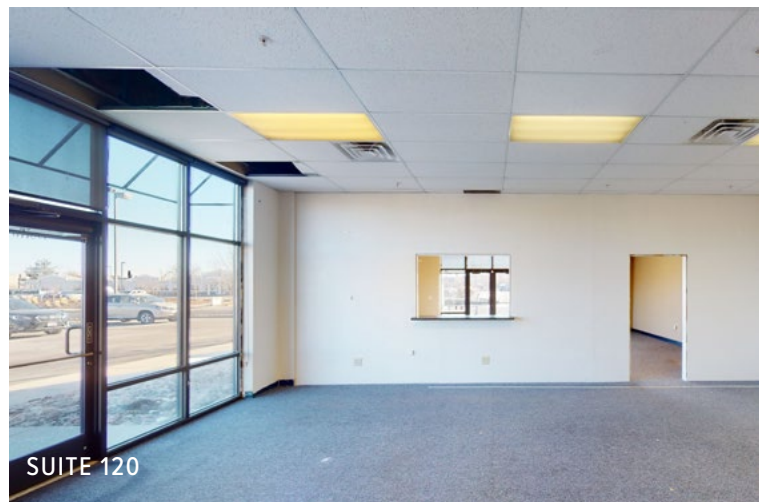
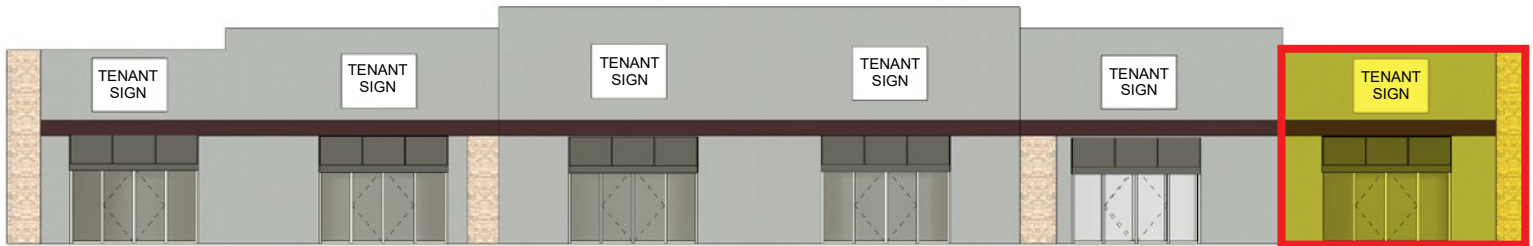


102 N Cascade Ave, Suite 250, Colorado Springs, CO 80903 | t. 719.598.3000 | www.olivereg.com

Olive Real Estate Group, Inc. Copyright 2025. Reproductions are legally prohibited without written consent.
Information contained herein, while not guaranteed, is from sources we believe to be reliable. Prices, terms and information subject to change.

RETAIL SPACE FOR LEASE
3440 N Carefree Circle
COLORADO SPRINGS, CO 80917

Exterior Rendering & Images
3440 N CAREFREE CIR



CHRISTOPHER SHIRLEY | Broker
cshirley@oliverreg.com
C: 719-663-9012



OLIVE

REAL ESTATE GROUP, INC.

RETAIL SPACE FOR LEASE 3440 N Carefree Circle COLORADO SPRINGS, CO 80917

Site Aerial



102 N Cascade Ave, Suite 250, Colorado Springs, CO 80903 | t. 719.598.3000 www.olivereg.com

Olive Real Estate Group, Inc. Copyright 2025. Reproductions are legally prohibited without written consent.
Information contained herein, while not guaranteed, is from sources we believe to be reliable. Prices, terms and information subject to change.