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# Retail Space For Sale

Family Dollar Store  
1736 South Circle Drive  
Colorado Springs, Colorado



**Location:** 1736 South Circle Drive  
Colorado Springs, CO 80910

**Price:** \$1,050,000

**Cap Rate:** 7.4%

**Building:** 7,892 sq. ft. on 1.23 acre lot

**Year Built:** 2002

**Description:** Family Dollar, Inc. is a publicly traded company with NYSE symbol FDO.

Family Dollar Store is located in the Market at Spring Creek Shopping Center. Lease expires June 30, 2013. Option rent increases to \$85,415.00.

The Center is anchored by Rancho Libirio, a Los Angeles-based Hispanic grocer.

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# 1736 SOUTH CIRCLE DRIVE

Aerial Map

