FOR SALE, LEASE OR BUILD-TO-SUIT

41,097 SF Lot

3120 EAST MAIN STREET, CAÑON CITY, CO 81212

RETAIL

COMMERCIAL LAND

Located SEC US Highway 50 and Steinmeier Avenue in Cañon City, CO

+ Land for sale, lease or build-to-suit
+ Site is on the same lighted intersection as Walmart on Highway 50
+ Join Walmart Supercenter, ACE Hardware, Chili's Restaurant, Home Depot and Coldstone Creamery

CBRE

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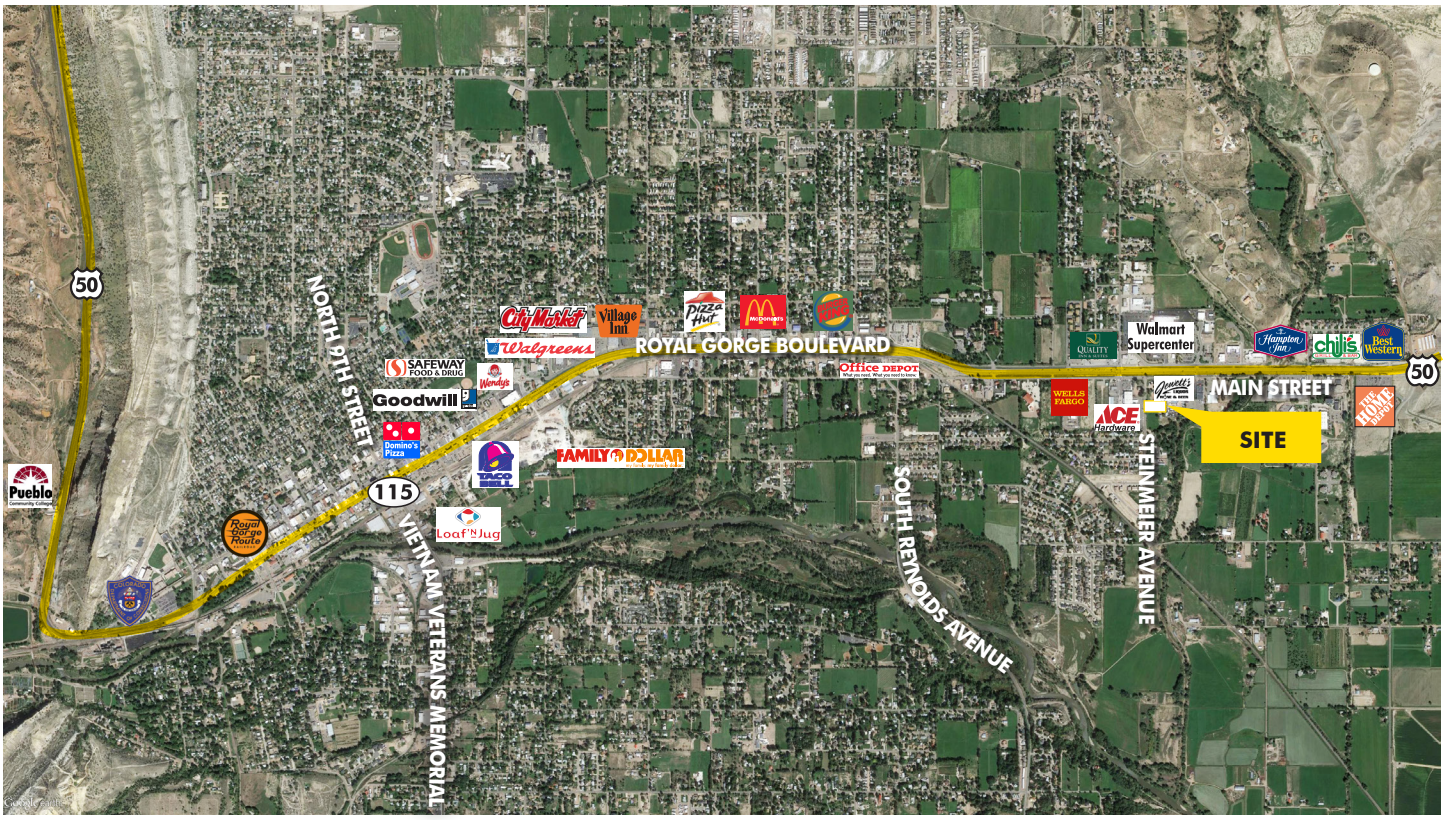

2018 Estimated Demographics

	3 mile	5 mile	10 mile
Population	24,864	30,045	41,116
Average Household Income	$55,242	$56,925	$56,443

Traffic Counts

Royal Gorge Boulevard at 10th Street	26,100 VPD
Royal Gorge Boulevard at US Highway 50	21,500 VPD

The Royal Gorge Bridge is the highest bridge in the United States. The bridge deck crosses the Royal Gorge 955 feet above the Arkansas River. The suspension bridge has a main span of 938 feet. The bridge is 1,260 feet long and 18 feet wide, and has a wooden walkway with 1,292 planks. The bridge is suspended from towers that are 150 feet high.

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