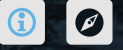




FOR SALE OR LEASE



1321 SOUTH PRAIRIE AVENUE PUEBLO, COLORADO

FREE STANDING RETAIL BUILDING



PROPERTY FOR SALE OR LEASE

- Cross Streets: South Prairie Avenue and West Northern Avenue
- City: Pueblo
- County: Pueblo
- Price: Negotiable
- Building SF: 5,000 SF
- Land Acres: 0.66
- Year Built: 1998

PROPERTY HIGHLIGHTS

- Former Hollywood Video
- Freestanding Building
- Adjacent to King Soopers and Walgreens
- Available for Sale or Lease



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CBC ADVISORS
999 18TH STREET, SUITE 1350
DENVER, COLORADO
(P) 303.238.7777



2014 TRAFFIC COUNTS:

On West Northern Avenue 15,000 VPD
 On South Prairie Avenue 15,000 VPD

2014 DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population:	14,148	61,855	101,728
Average Household Income:	\$40,597	\$46,936	\$47,677
Daytime Population:	8,731	50,962	85,528

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