FOR SALE OR LEASE

1321 SOUTH PRAIRIE AVENUE **PUEBLO, COLORADO** FREE STANDING RETAIL BUILDING

RENT-TO-D

OLDWELL

COMMERCIAI

BANKER

ADVISORS

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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This statement with the inforit is up to the buyer or tena

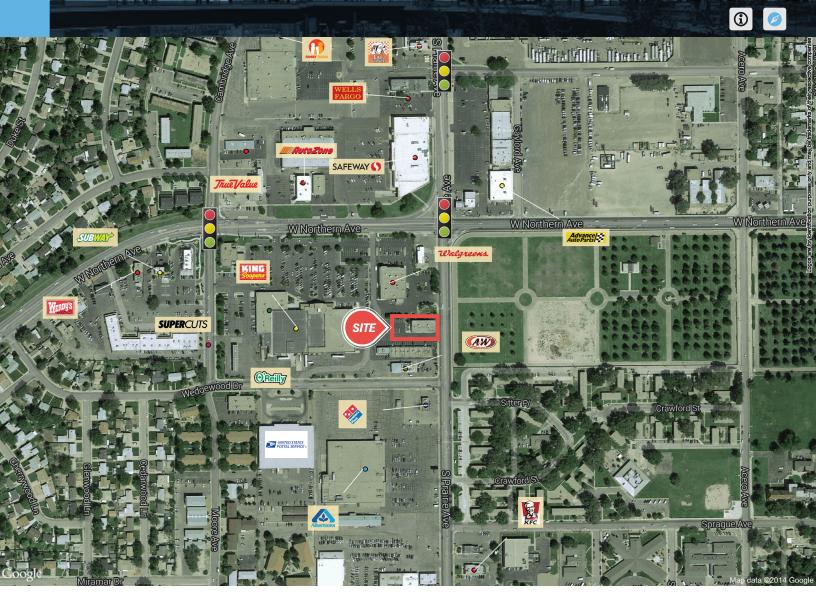


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FOR SALE OR LEASE



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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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