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

given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, mation and conduct appropriate due diligence. Coldwell Banker Commercial and its Logo are registered service marks owned by Coldwell Banker Real Estate, LLC. Each Office is Independently Owned and Operated. All Rights Reserved. © 2016



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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