

FOR SALE

Three Commercial Lots

HWY 47 & JERRY MURPHY ROAD, PUEBLO, CO 81001

RETAIL

GREAT ACCESS TO HIGHWAY 47



THREE PRIME LOTS AVAILABLE

WITH HIGH TRAFFIC VISIBILITY

- + Excellent location at the intersection of Jerry Murphy Road right at the entrance to Highway 47
- + Co-located by many national retailers with proximity to the Pueblo Mall
- + Close to Colorado State University-Pueblo and Walking Stick Golf Course

Property Details

| | |
|----------------------------------|--|
| Three Lots (Total 2.21 Acres) | 1.06 Acres / 46,304.28 SF .63 Acres / 27,266 SF .52 Acres / 22,581.48 SF |
|----------------------------------|--|

| | |
|--------|-----------------------------------|
| Zoning | B-3 Highway and Arterial Business |
|--------|-----------------------------------|

| | |
|-------|------------|
| Price | \$6.00/PSF |
|-------|------------|

2018 Estimated Demographics

| | 1 mile | 3 miles | 5 miles |
|--------------------------|----------|----------|----------|
| Population | 8,499 | 52,757 | 79,699 |
| Average Household Income | \$68,939 | \$54,921 | \$53,319 |
| Households | 3,268 | 20,806 | 32,402 |

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Traffic Counts

| | |
|-------------------------------------|------------|
| Jerry Murphy Road at Highway 47 | 15,775 VPD |
| Highway 47 at Pueblo Mall Boulevard | 37,400 VPD |
| N. I-25 at W. Highway 50 | 39,600 VPD |

CONTACT US

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