

FOR SALE

# Gas Station Mini Mart

1722 SOUTH PRAIRIE AVENUE, PUEBLO, CO 81005

RETAIL



## GREAT CORNER LOCATION

### EASY ACCESS!

This gas station mini mart convenience store is located on the corner of S. Prairie Avenue and Baystate Avenue with excellent visibility. Just two miles west of I-25 and south of W. Northern Avenue, one of the major shopping corridors in the area, with many national retailers nearby.

### Property Details

Asking Price	Contact Broker
Building Size	1,073 SF
Lot Size	.70 AC (30,492 SF)
Gas Pumps	8 gas islands with overhead pole lighting
Zoning	B-4
Parking	12 Parking Spaces



FOR SALE

# Gas Station Mini Mart

1722 SOUTH PRAIRIE AVENUE, PUEBLO, CO 81005

RETAIL



## 2018 Estimated Demographics

	1 mile	3 mile	5 mile
Population	14,327	59,298	95,705
Avg. Household Income	\$48,504	\$56,424	\$52,672
Households	6,164	24,448	38,936

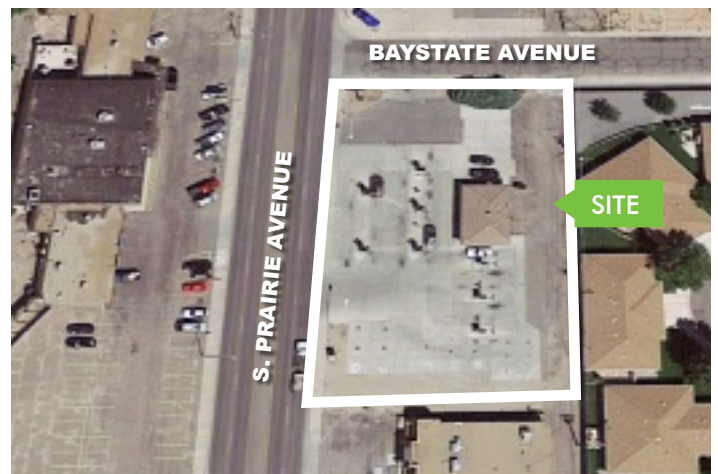
## Traffic Counts

W. Northern Avenue at S. Prairie Avenue	19,375 VPD
---	------------

## CONTACT

### Whitney Johnson

Associate Broker  
 +1 719 471 6079  
 whitney.johnson@cbre.com



© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.