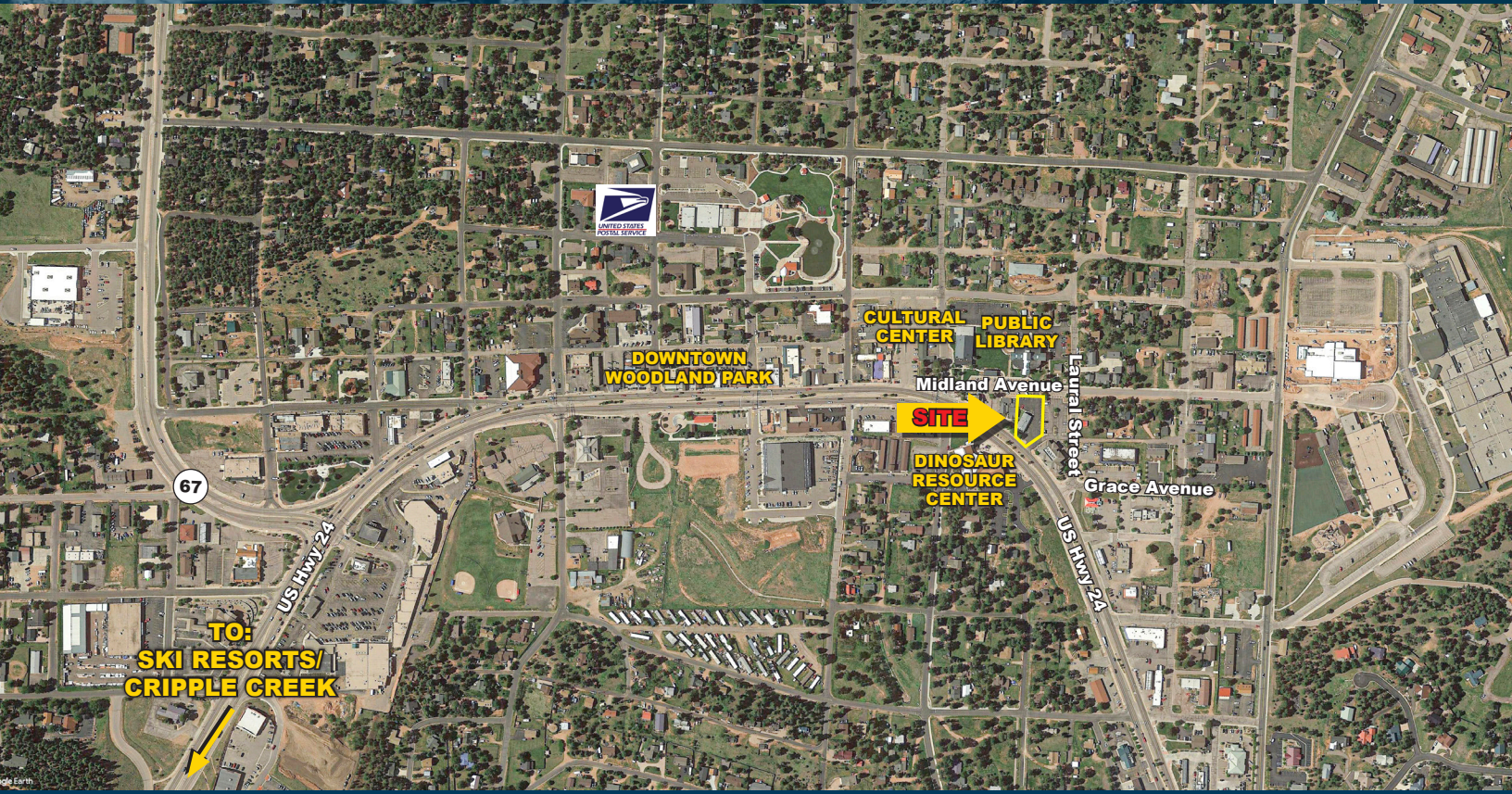


OPERATING RESTAURANT & REAL ESTATE FOR SALE

212 E. HIGHWAY 24
WOODLAND PARK, CO 80863



PROPERTY INFORMATION

Building Size: 2,048 SF
Parcel Size: .34 Acres
Sale Price: \$620,000.00
Zoning: CBD
Year Built: 1979
Tax Schedule No: R0000708
Property Taxes: (2019) \$5,276
Traffic Counts: Approx. 27,000 CPD

COMMENTS

- Owner/operator opportunity.
- Fully equipped, profitable restaurant and real estate for sale in Woodland Park, Colorado, with heavy tourist traffic.
- Over 25 years of profitable operating history in a prime location directly off US Highway 24, the main thoroughfare through town.
- Great visibility and access off Highway 24.
- Tourism traffic for skiing, gambling, fishing, camping.

Demographics			
	1 Mile	3 Mile	5 Mile
Population			
2019 Est. Population	4,814	10,980	13,250
Households			
2019 Est. HHs	2,003	4,383	5,482
2019 Est. Avg. HH Income	\$86,601	\$92,237	\$91,375
	5 Min	10 Min	15 Min
Drive Times			
2019 Est. Population	5,723	10,243	14,017
2019 Est. HHs	2,346	4,077	5,705
2019 Est. Avg HH Income	\$88,085	\$91,188	\$93,074

Source: 2019 US Estimate, All Rights Reserved, Alteryx, Inc.

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Doing Business in Woodland Park

“Teller County is home to an array of family-friendly outdoor adventures. Biking, hiking, fishing, horseback riding or OHV trail riding can be found in all four corners of the county. There are endless opportunities for enjoying nature or exploring the area’s history through the mining towns of Victor and Cripple Creek. Locals boast that Woodland Park has the most exquisite view of Pikes Peak. And of course that’s true! Woodland Park and Teller County can serve as your base camp to visit area attractions, as you try your luck gambling in Cripple Creek or simply enjoy the beauty of our region.”

-Woodland Park Chamber of Commerce

Major Employers - Cripple Creek & Victor Gold Mining Company, Woodland Park Walmart, Pikes Peak Regional Hospital, Woodland Park RE-2 School District, Cripple Creek-Victor RE-1 School District, casinos and municipal, county and special districts governments.

Tourism - Pike National Forest, Florissant Fossil Beds National Monument, Mueller State Park, Dome Rock State Wildlife Area, Cripple Creek, Victor, Breckenridge, Copper Mountain, Vail, Mineral Park, Fishing, Camping



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