

HIGH VISIBILITY PAD SITE OPPORTUNITY

SWC of Highway 50 & Club Manor Road

910 West Highway 50 | Pueblo, Colorado



VIEW FROM HIGHWAY 50

Information

- High visibility pad site opportunity on main Highway 50 retail corridor
- Rare opportunity at full-turn signalized intersection
- Approximately 19,865 SF of land adjacent to new Jack in the Box

Demographics

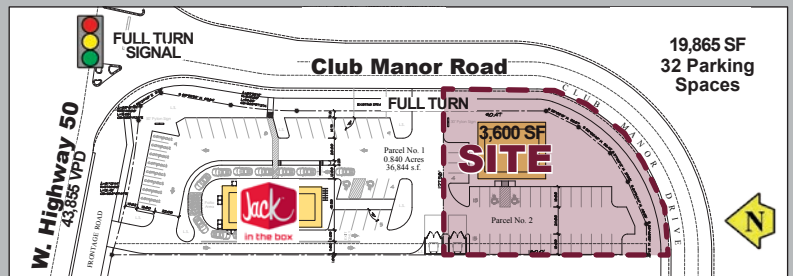
(2012 Allocate Data)

	1 mile	2 mile	3 mile	5 mile
Population	5,628	26,667	47,519	87,713
Avg. HH Inc.	\$72,043	\$59,848	\$54,310	\$48,292
Employees	5,184	16,571	30,930	51,157
Businesses	528	1,279	2,489	4,351

Traffic Counts

(CDOT 2011; *Pueblo 2009)

- On Highway 50 east of Elizabeth St
47,000 cars/day
- On Highway 50 east of Club Manor
43,855 cars/day*



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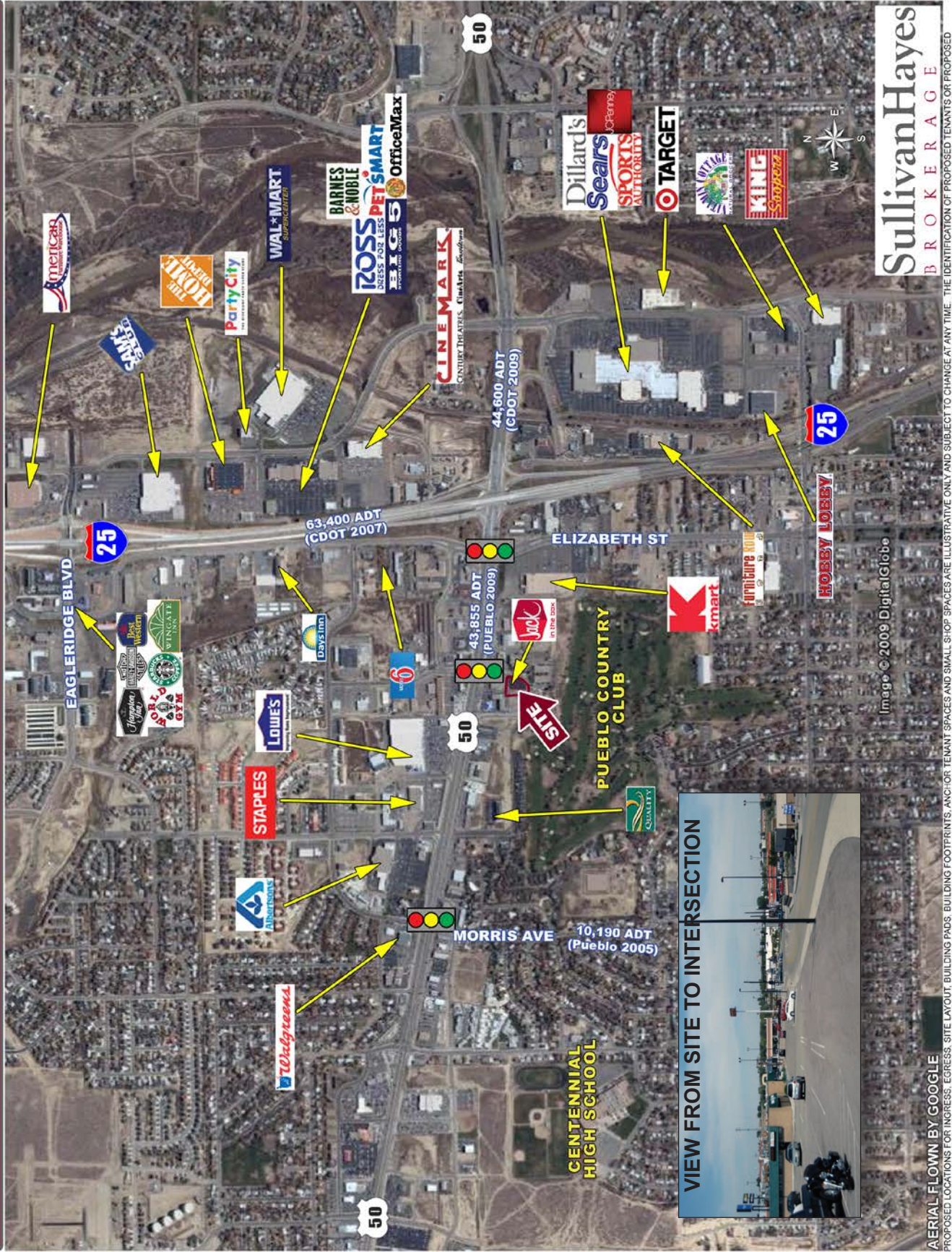
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Highway 50 & Club Manor Drive



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BROKERAGE

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