

EDWARDS RETAIL

NWC HIGHWAY 6 AND EDWARDS ACCESS RD, EDWARDS, CO



PROPERTY OVERVIEW:

- ◇ 5.29 Acre Site
- ◇ Uses: Multi-Family, Mixed-Use, Retail, Medical

FEATURES:

- ◇ Located in the heart of Edwards at the busiest intersection in the town
- ◇ Rare large parcel opportunity in the center of Edwards only a ½ mile from I-70
- ◇ Access and visibility from Highway 6
- ◇ Zoning: PUD
- ◇ Backs up to open space
- ◇ 5 Miles from Beaver Creek/Avon, 15 Miles from Vail

For more information,
contact:

Scott Crosbie

303-881-2211

scrosbie@creginc.com

Forrest Hunt

303-597-6500

fhunt@creginc.com

CROSBIE

REAL ESTATE

GROUP

EDWARDS RETAIL

NWC HIGHWAY 6 AND EDWARDS ACCESS RD, EDWARDS, CO



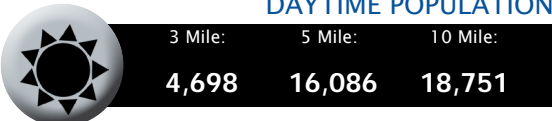
The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

DEMOGRAPHICS

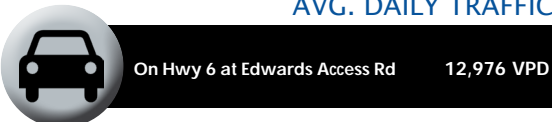
POPULATION



DAYTIME POPULATION



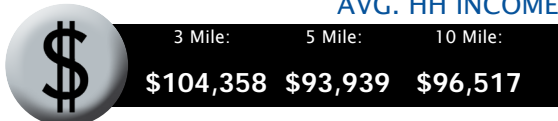
AVG. DAILY TRAFFIC



HOUSEHOLDS



AVG. HH INCOME



For more information, contact:

Scott Crosbie

303-881-2211

scrosbie@creginc.com

Forrest Hunt

303-597-6500

fhunt@creginc.com

