



PROPERTY DETAILS

215 W. Main Street Lot:

Size: 18,604 SF | .4271 Acres
Taxes: \$3,254.08 (2021)
Zoning: High Intensity Commercial

115 E. 3rd Street Retail Building:

Size: 2,790 SF
Taxes: \$2,157.44 (2021)
Zoning: High Intensity Commercial

MAIN STREET PARKING AND RETAIL BUILDING **REDUCED! SALE PRICE: \$650,000**

- Main Street Sterling parking lot and adjoining retail building selling as one package
- High traffic location near all of Main Street's restaurants and other retail amenities
- Move-in ready retail building ideal for any service retail including liquor store, coffee shop, small car dealership, quick service drive-thru and many more
- Ample parking and multiple access points
- Excellent redevelopment opportunity

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DEMOGRAPHICS (Source: STDB Online 2023, radius)

	1 Mile	3 Mile	5 Mile
2022 Population	7,111	15,707	16,688
Avg. HH Income	\$70,090	\$76,962	\$79,730
Households	3,100	5,595	6,019
Businesses	596	811	862
Employees	4,124	6,436	6,827



TRAFFIC COUNTS (Source: STDBOnline)

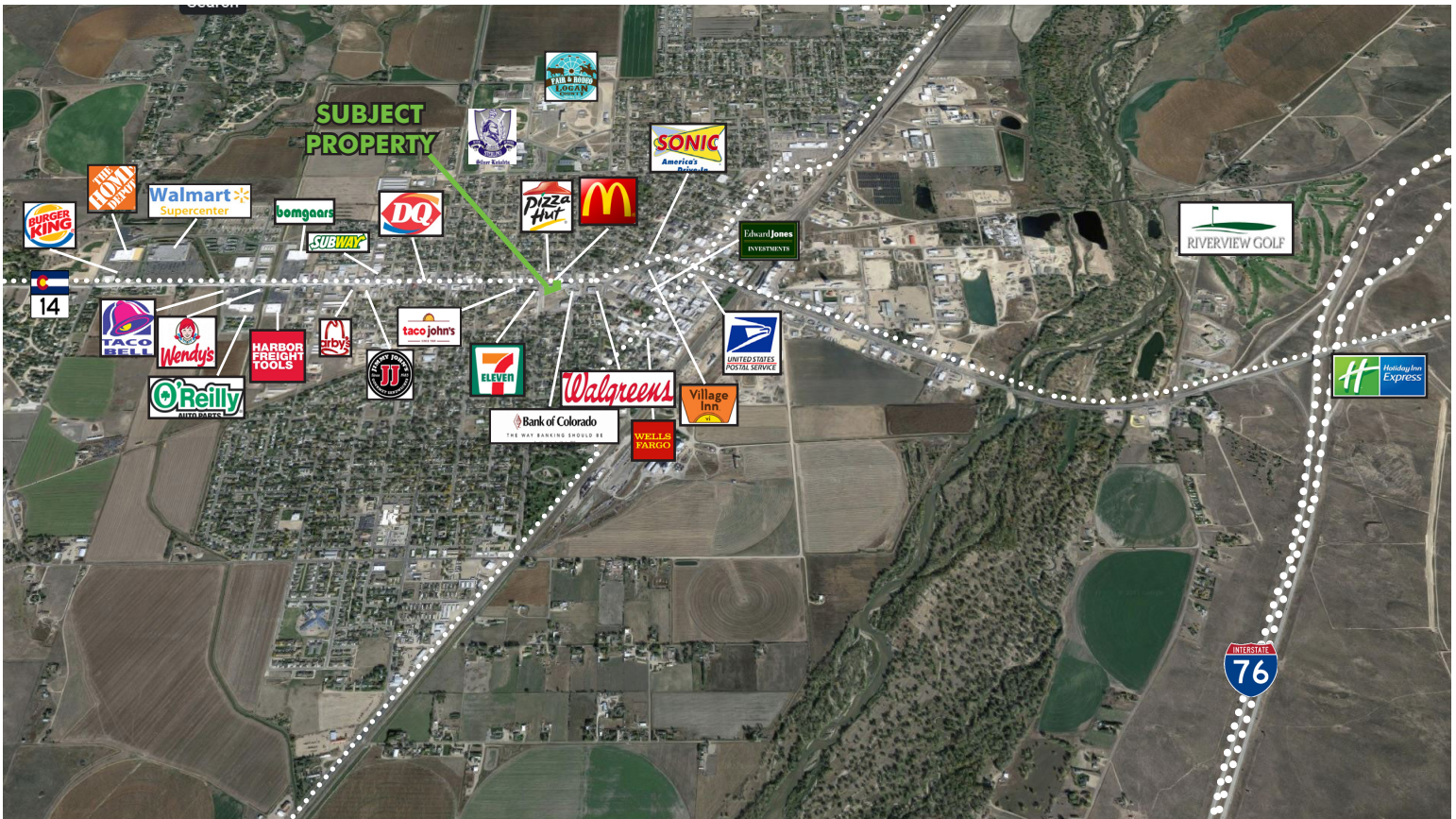
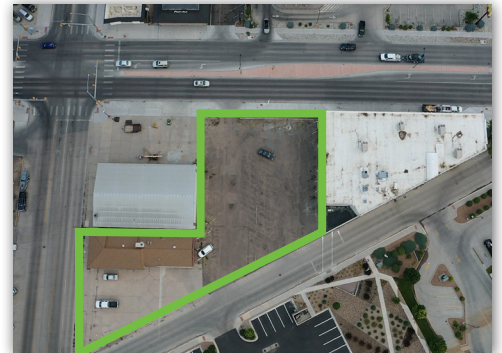
W. Main St. at property

17,000 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 7/5/2023

RETAIL BUILDING & LOT FOR SALE

215 W. Main St. & 115 E. 3rd
Sterling, CO



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