



**REAL
ESTATE
GROUP**

MINDFULLY CREATING COMMUNITY

**215 W. Main St. & 115 S. 3rd, Sterling, CO
RETAIL BUILDING & LOT
FOR SALE**



PROPERTY DETAILS

215 W. Main Street Lot:

Size: 18,604 SF | .4271 Acres

Taxes: \$2,494.32 (2024)

Zoning: High Intensity Commercial

115 S. 3rd Street Retail Building:

Size: 2,790 SF

Taxes: \$1,712.18 (2024)

Zoning: High Intensity Commercial

MAIN STREET PARKING AND RETAIL BUILDING SALE PRICE: \$700,000

- 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 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	6,909	15,148	16,158
Avg. HH Income	\$69,303	\$75,123	\$76,557
Households	3,081	5,567	5,978
Businesses	605	825	875
Employees	4,294	6,725	7,104



TRAFFIC COUNTS (Source: STDBOnline)

W. Main St. @ S. 3rd Ave.	13,000 VPD
CO Hwy 14/Main St. @ US Hwy 138	8,000 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. 1/9/2026

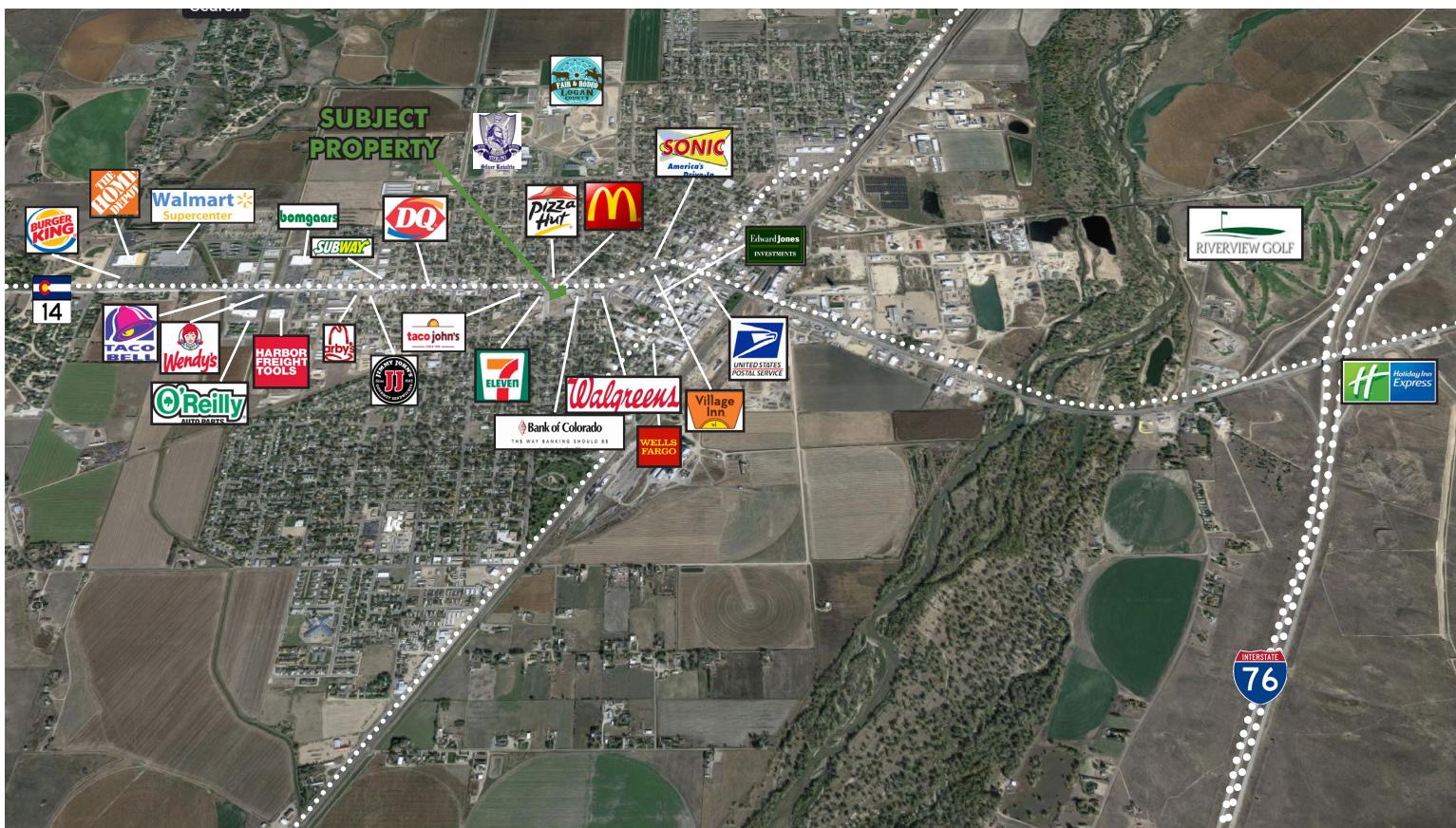
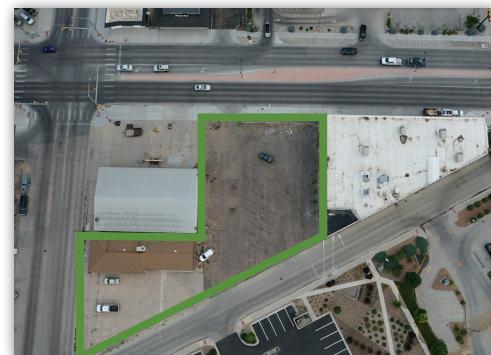
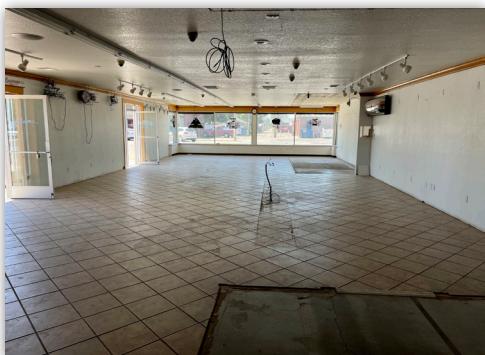


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