



SITE CONTEXT MAP

NEIGHBORING RETAILERS



GREAT ACCESS FROM PUEBLO BOULEVARD

LOCATED AT A SIGNALIZED INTERSECTION

SHARED DRIVEWAY WITH WELLS FARGO

DIRECTLY ACROSS THE STREET FROM LOWE'S



Source: Google

FEATURES:

- Zoned B3 General Commercial
- 48,000 SF
- All utilities to site
- Drive-thru approved
- \$11.00/SF lease or \$525,000 sale price

2013 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
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POPULATION:	9,887	49,457	73,025
HOUSEHOLDS:	3,867	20,457	29,700
GROWTH 2013-2018:	0.34%	0.33%	0.27%
AVERAGE HOUSEHOLD INCOME:	\$45,367	\$49,535	\$46,423

TRAFFIC COUNTS

PUEBLO BLVD. (EAST OF PRAIRIE AVE.)	19,800 VPD
PUEBLO BLVD. (WEST OF PRAIRIE AVE.)	12,300 VPD
PRAIRIE AVE. (NORTH OF PUEBLO BLVD.)	4,750 VPD
PRAIRIE AVE. (SOUTH OF PUEBLO BLVD.)	4,050 VPD

Source: STDB and SitesUSA 2014

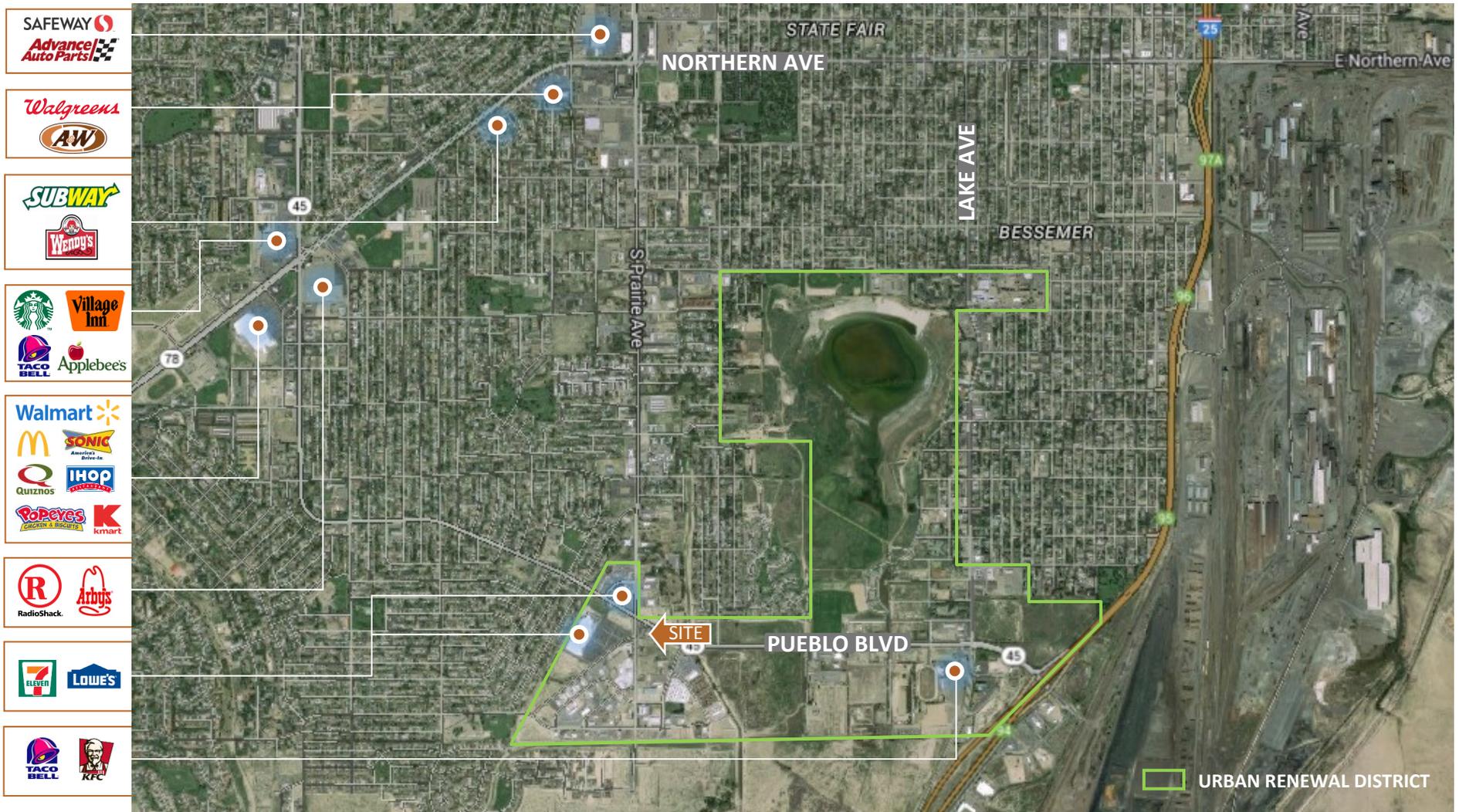
FOR MORE INFORMATION, PLEASE CONTACT:

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AREA CONTEXT MAP



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