

29 S. CANTRIL STREET

CASTLE ROCK, CO 80104



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PRESENTED BY

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Hier & Company Brokerage LLC

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HIER & COMPANY, INC.

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE

\$430,000

BUILDING SIZE

1,200 SF

PROPERTY OVERVIEW

Discover an exceptional opportunity for a flex space property located in the coveted downtown Castle Rock area. This impressive property features a well-appointed 1,200 square foot building with large roll up doors, ideally suited for a range of uses. With its versatile layout and modern facilities, this property presents a compelling opportunity to establish a presence in a thriving downtown area.

PROPERTY HIGHLIGHTS

- Modern 1,200 SF industrial/flex space
- Versatile layout to accommodate various needs
- Strategic location in thriving Downtown Castle Rock area
- Zoning allows for future development opportunities

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RETAILER MAP

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ADDITIONAL PHOTOS

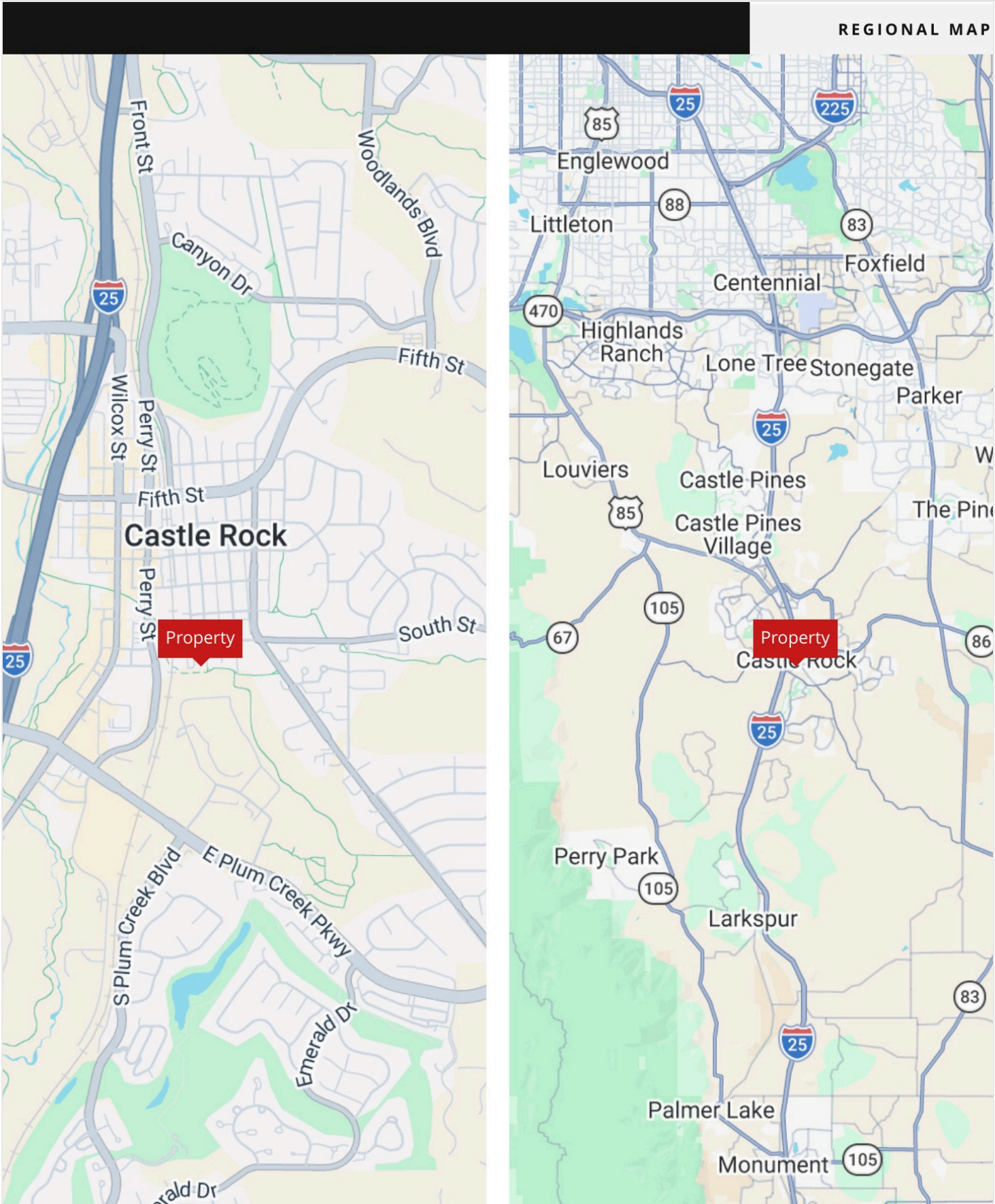


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REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	452	1,808	6,818
Average Age	36.6	37.2	38.3
Average Age (Male)	42.3	40.8	37.9
Average Age (Female)	33.7	36.0	41.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	189	740	2,817
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$89,173	\$99,542	\$109,732
Average House Value	\$575,910	\$628,227	\$625,301

Source: 2023 American Community Survey (ACS)