



FOR LEASE | RETAIL/SHOP WITH I-70 EXPOSURE

\$2,300.00 MONTHLY - MG

291 County Rd 308, Unit 3, Dumont, CO 80436



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Dumont, Colorado
80436

William A. (Bill) Downes
billdownes@evergreencommercial.net
303.838.2000 x101

Todd Bastian
todd@evergreencommercial.net
303.838.2000 x109

Executive Summary



OFFERING SUMMARY

Available SF:	Fully Leased
Monthly Rate:	\$2,300.00 / MG
Lot Size:	15,246 SF
Building Size:	2,986 SF

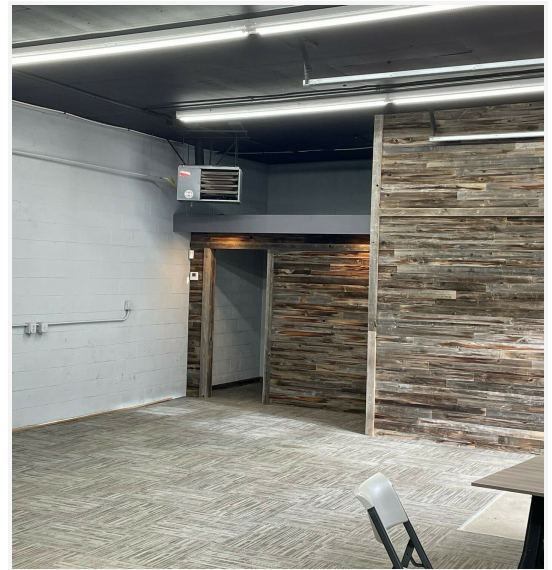
PROPERTY OVERVIEW

GREAT MULTI-USE SPACE WITH I-70 EXPOSURE IN DUMONT.
 *Exterior Yard Space Available for an additional \$300 per month.
 * Has office, retail and shop areas.
 * Year round traffic.
 * Also available, use of an outdoor fenced yard storage area in the rear of the building for an additional charge.

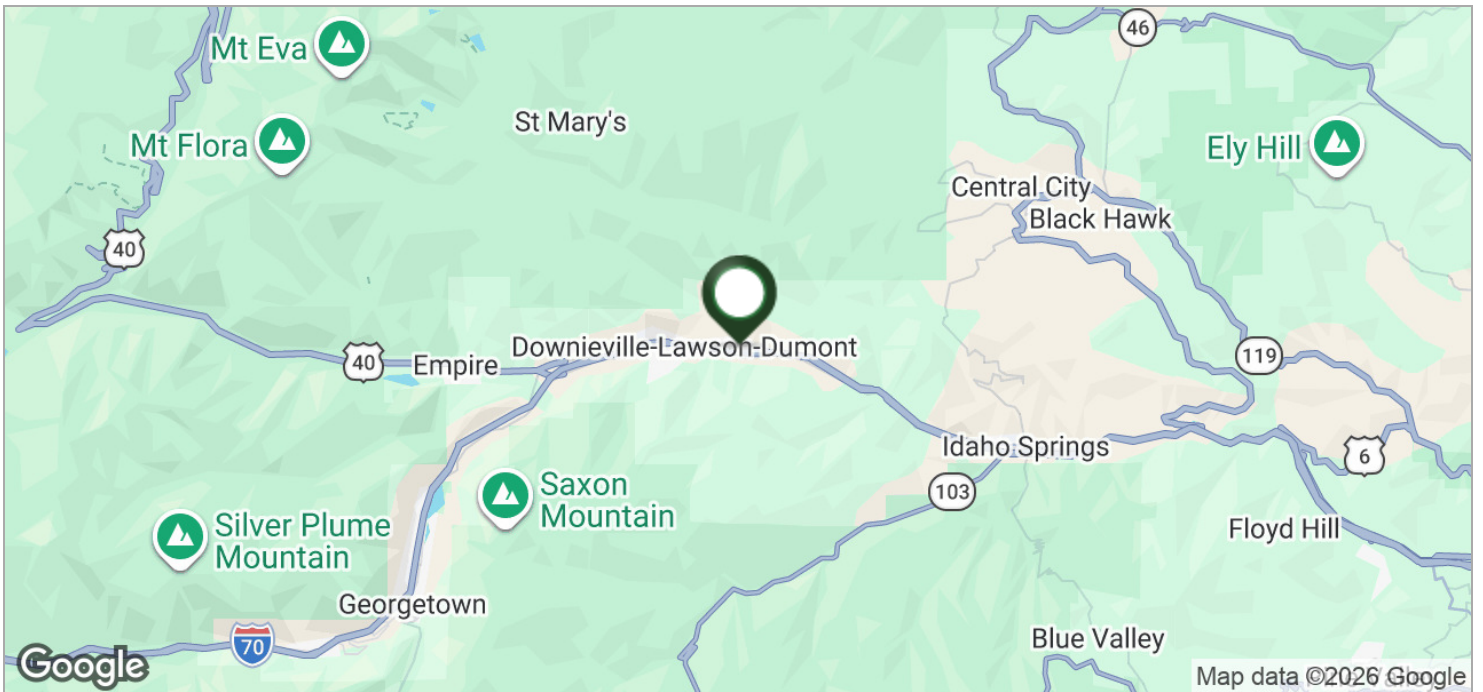
LOCATION OVERVIEW

On frontage road next to I-70
 25 minutes to C-470
 Great access to mountain communities.

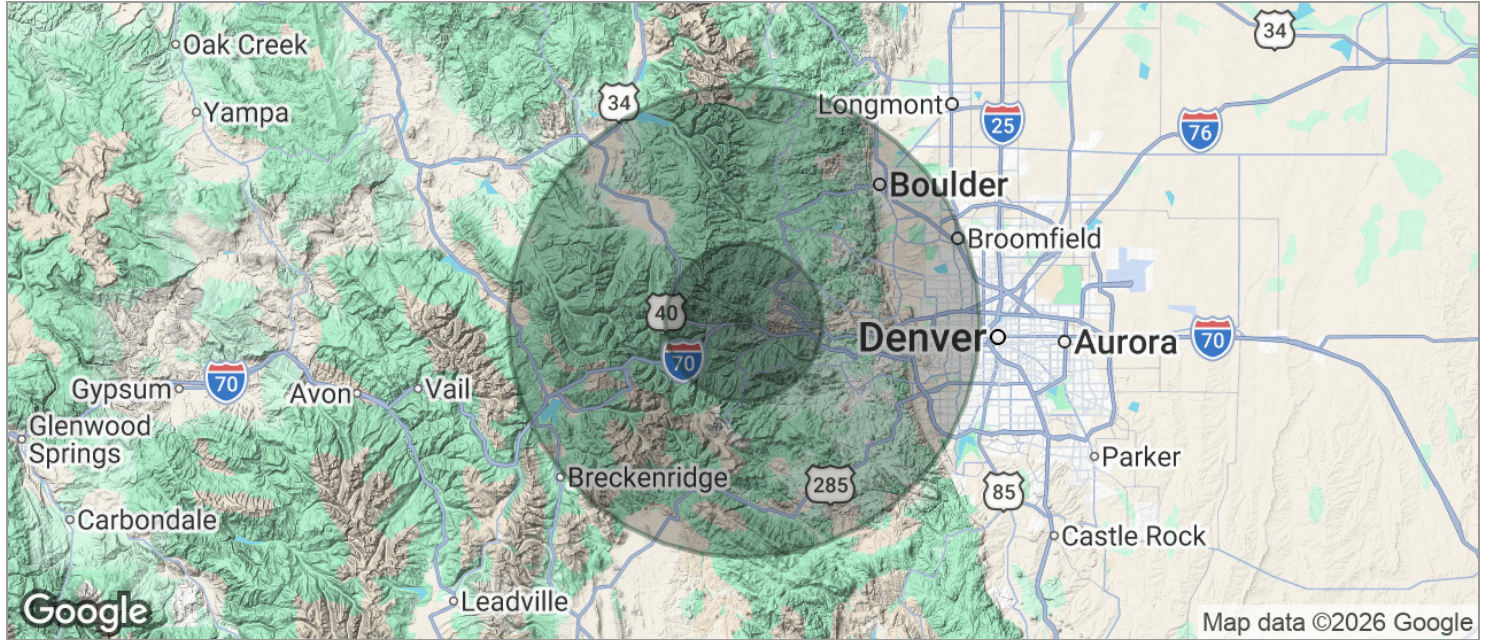
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	37	9,796	266,972
MEDIAN AGE	45.5	43.2	39.2
MEDIAN AGE (MALE)	41.7	43.7	38.5
MEDIAN AGE (FEMALE)	49.6	43.6	39.9
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	16	4,602	108,484
# OF PERSONS PER HH	2.3	2.1	2.5
AVERAGE HH INCOME	\$60,349	\$70,986	\$99,526
AVERAGE HOUSE VALUE	\$307,362	\$360,161	\$450,512

* Demographic data derived from 2020 ACS - US Census