



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 SALE PRICE: \$756,000

- 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 2022, 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

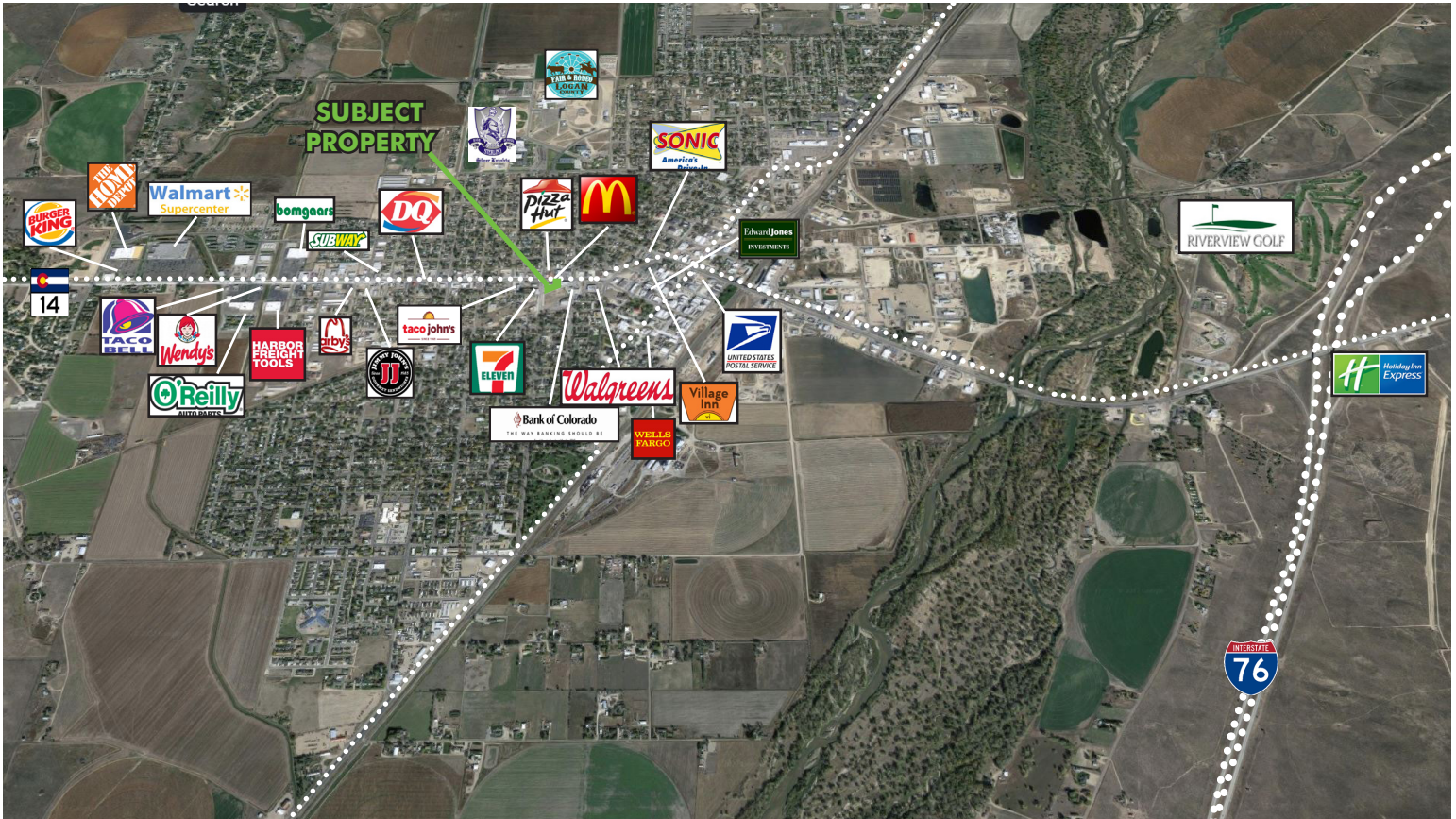
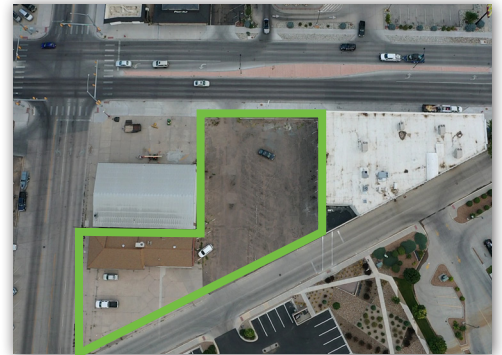


TRAFFIC COUNTS (Source: STDBOnline)

W. Main St. at property 17,000 VPD

RETAIL BUILDING & LOT FOR SALE

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



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. 9/20/2022