



TACO BELL / KFC - BUSINESS & REAL ESTATE SALE

457-A US Highway 85-87, Walsenburg, CO 81089



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INVESTMENT SUMMARY




HIGHLIGHTS

- + Owner/Operator Selling Both Business and Real Estate
- + Established Taco Bell and KFC Franchises, Offering Immediate Revenue Generation With Loyal Customer Base
- + Great Visibility Along Interstate-25 Generating 5,700 Vehicles Passing by Daily in Front of Subject Property
- + Near the Intersection of 2 Major Highways — I-25BL and US Hwy 69
- + Limited Competition, Property Located on the Main Thoroughfare in Walsenburg
- + **Please Contact Agent for Financial Information Regarding the Site**

EXCLUSIVELY MARKETED BY



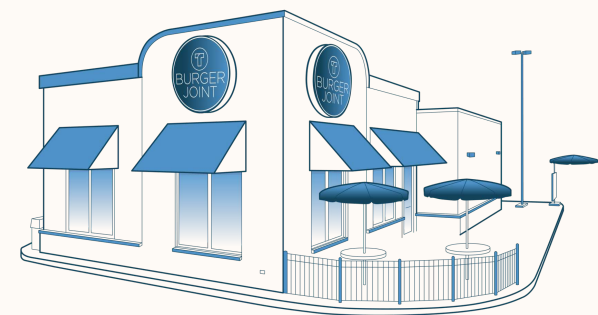
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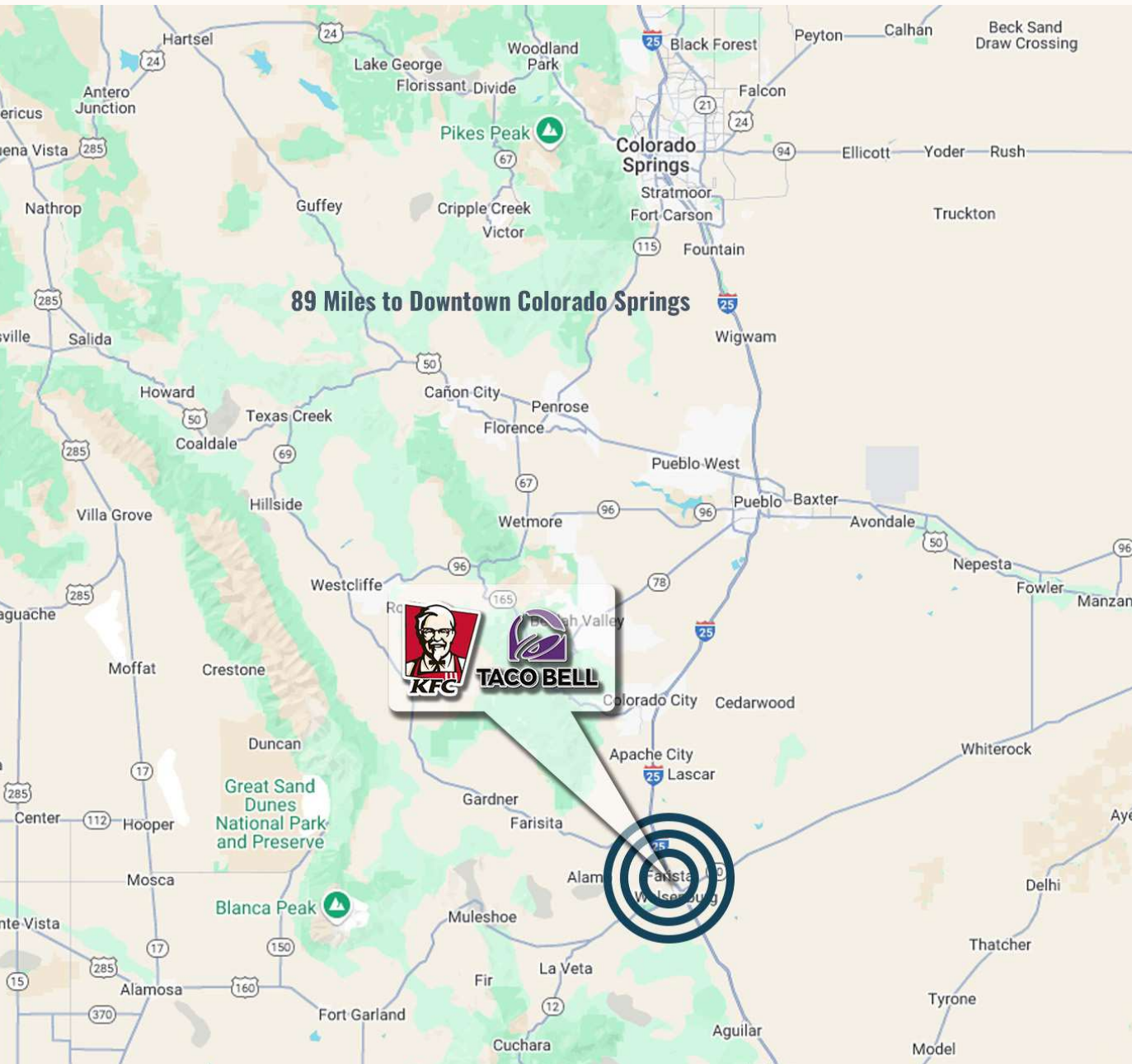
PRICE

\$2,500,000

PROPERTY DETAILS	
Address	457-A US Highway 85-87
City, ST	Walsenburg, CO
Sale Price	\$2,500,000
Land Area	0.96 Acres
Year Built/Renovated	2009
Building Area	3,174 SF
Type of Ownership	Owner/User
County	Huerfano



DEMOGRAPHICS



WALSENBURG

Located approximately 91 miles south of Colorado Springs, Walsenburg is the county seat and most populous municipality of Huerfano County. This statutory city offers a vibrant community atmosphere ideal for prospective homeowners and investors.

TOTAL POPULATION

	3 Mile	5 Mile	7 Mile
2010 CENSUS	3,220	3,509	3,637
2022 ESTIMATED	3,282	3,581	3,708
2026 PROJECTED	3,326	3,630	3,759

POPULATION GROWTH

	3 Mile	5 Mile	7 Mile
2010 - 2021	1.93%	2.05%	1.95%
2021 - 2026	1.34%	1.37%	1.38%

HOUSEHOLD INCOME

	3 Mile	5 Mile	7 Mile
Median	\$36,790	\$37,601	\$38,067
Average	\$57,553	\$58,360	\$58,927

AERIAL MAP



RETAIL MAP



Actual Property

RETAIL MAP



PROPERTY PHOTO



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For More Information



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