

FORMER RESTAURANT SPACE AVAILABLE

311 WEST MAIN STREET | STERLING, COLORADO



INFORMATION

- Vacant retail / office space at the signalized intersection of 3rd Avenue & Main Street
- Approximately 1,380 SF adjacent to a busy 7-Eleven with fuel
- Former restaurant space with sinks, 2 walk-ins and a pass-through window

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	7,341	16,402	17,452
Projected Population 2025	7,369	16,542	17,613
Avg. HH Inc.	\$59,279	\$63,308	\$65,014
Employees	3,911	6,582	7,312

Source: ESRI 2020

TRAFFIC COUNTS

On Main St east of 3rd Ave	17,000 cars/day
On Main St west of 3rd Ave	16,000 cars/day

Source: CDOT 2019

SH

SullivanHayes

BROKERAGE

wcabc
RETAIL

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

AGENCY
DISCLOSURE

Michael Laatsch

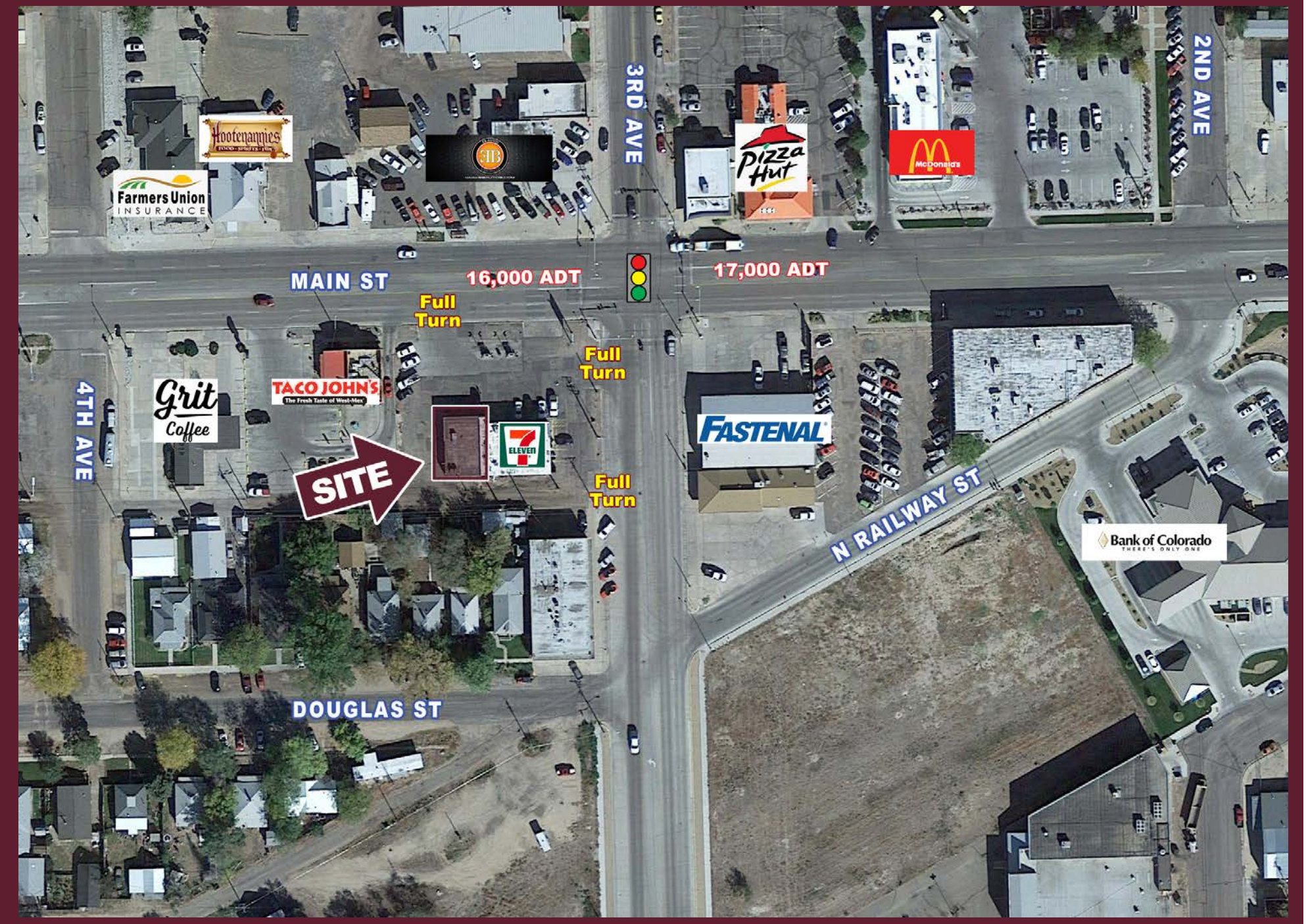
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