



FOR SALE

PUEBLO COMMERCIAL LOT

0 Jerry Murphy Rd.
Pueblo, CO 81001



OFFERING summary

Sale Price: \$1,200,000

Lot Size: 2.29 Acres

Zoning: B3

High traffic counts
Easy access to
Hwy 47 & I-25

PROPERTY overview

Commercial lot for sale off of State Hwy 47 and Jerry Murphy Rd. This high profile location provides high traffic counts and easy access to I-25 and lies a few blocks away from downtown Pueblo. This lot would be an ideal site for multiple uses, including storage, multifamily, car wash, convenience store and other retail uses.

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Thrive Commercial Partners acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

CONTACT US

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PO Box 1329 | Colorado Springs, CO 80901 | 719.530.4400 | thrivecommercialpartners.com



AREA demographics

1 MILE

Total Households	3,068
Total Population	6,946
Average HH Income	\$68,641

3 MILES

Total Households	20,993
Total Population	51,251
Average HH Income	\$59,660

5 MILES

Total Households	33,137
Total Population	80,964
Average HH Income	\$56,605

Traffic Counts: Jerry Murphy Rd. & Desert Flower Blvd N. 11,000 VPD (2022 Est.)

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