

# 507 & 415 US HWY 24 N

BUENA VISTA, COLORADO 81211

## FOR SALE

24,028 SF TOTAL

**FREESTANDING RETAIL**



**CALL BROKERS FOR DETAILS**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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## 507 US HWY 24 N | BUENA VISTA, CO



<b>BUILDING SIZE</b>	864 SF
<b>LOT SIZE</b>	0.92 AC
<b>CLASS</b>	Commercial
<b>PARKING</b>	8 Striped Parking Spaces
<b>OCCUPANCY</b>	100% Leased
<b>BUILDING TYPE</b>	Freestanding Retail
<b>FRONTAGE</b>	US HWY 24
<b>CITY/COUNTY</b>	Buena Vista / Chaffee County
<b>SALE PRICE</b>	Call Brokers for Details

## 415 US HWY 24 N | BUENA VISTA, CO



<b>BUILDING SIZE</b>	23,164 SF
<b>LOT SIZE</b>	1.19 AC
<b>CLASS</b>	Commercial
<b>PARKING</b>	40+ Striped Parking Spaces
<b>OCCUPANCY</b>	Delivered Vacant
<b>BUILDING TYPE</b>	Freestanding Retail
<b>FRONTAGE</b>	US HWY 24
<b>CITY/COUNTY</b>	Buena Vista / Chaffee County
<b>SALE PRICE</b>	Call Brokers for Details

# 507 & 415 US HWY 24 N

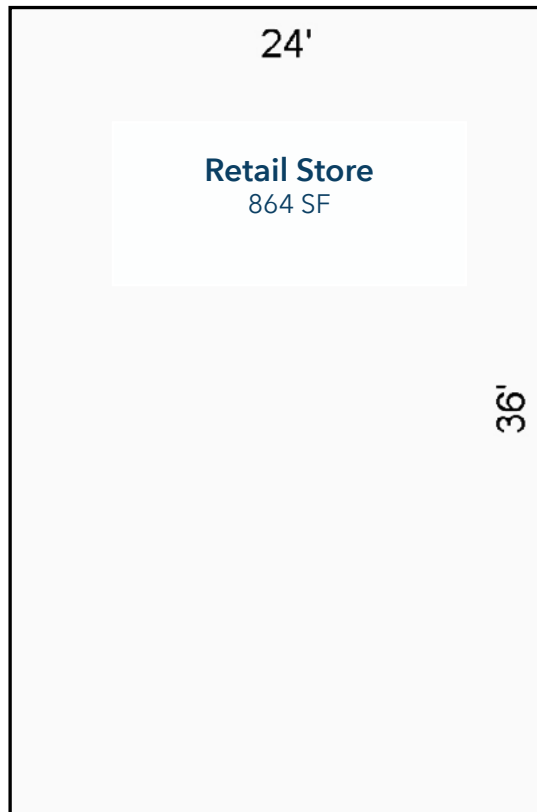
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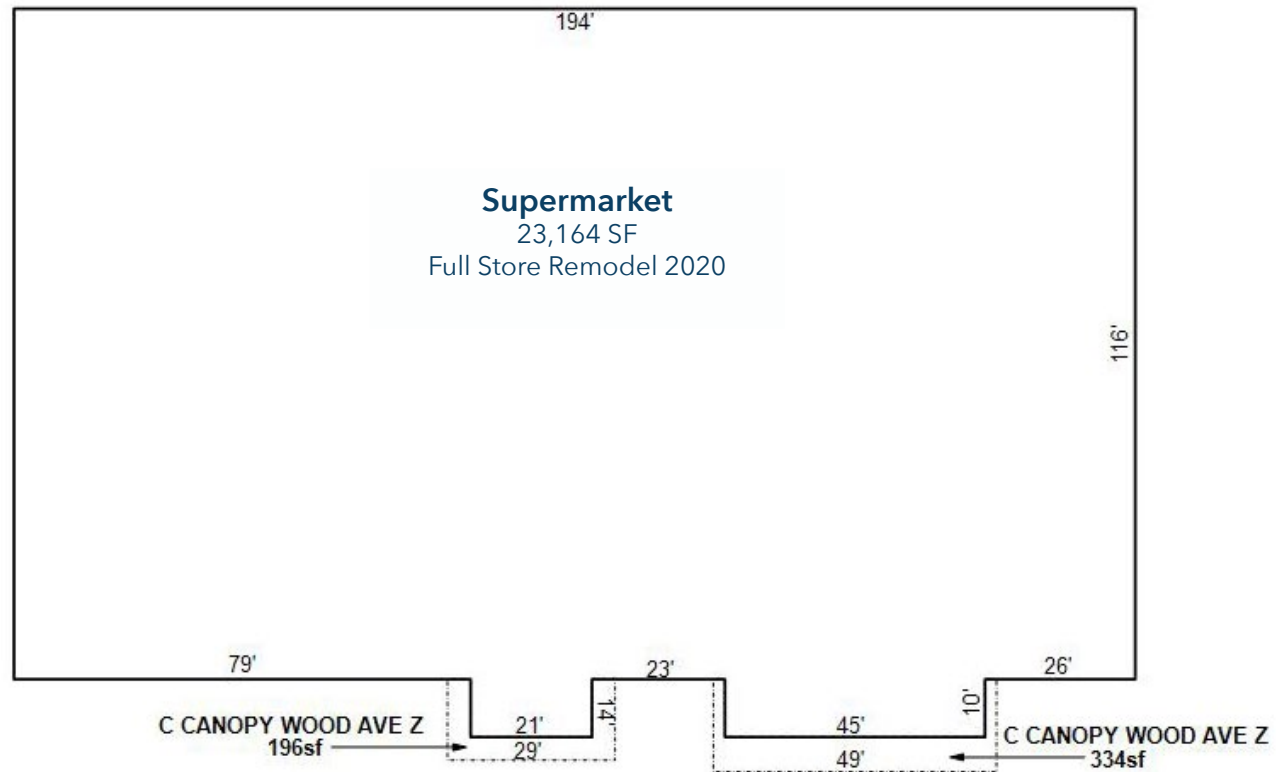
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## FLOOR PLANS

### 507 US HWY 24 N



### 415 US HWY 24 N



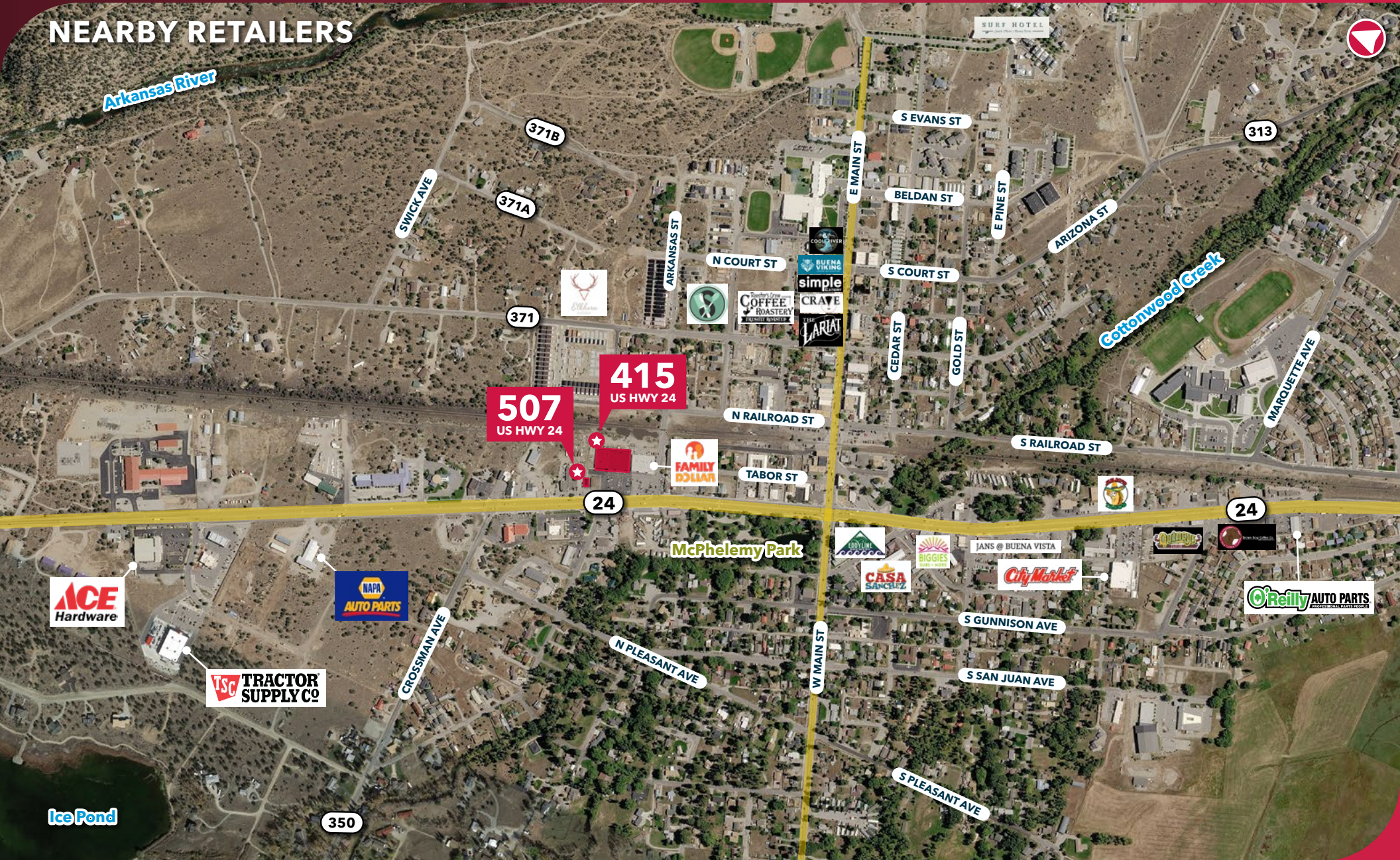
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## NEARBY RETAILERS



# 507 & 415 US HWY 24 N

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## DEMOGRAPHICS



CoStar 2025	1 Mile	3 Miles	5 Miles
Current Population	1,631	5,682	7,221
Daytime Population	2,399	3,127	3,257
Number of Businesses	374	486	504
Number of Households	486	2,063	2,773
Average Household Income	\$81,644	\$94,853	\$100,776
Median Home Value	\$552,215	\$578,249	\$638,279

## TRAFFIC COUNTS



CoStar 2025	Cross Street	Traffic Volume
US Highway 24	Ad Parkway	14,000 VPD
US Highway 24	Brookdale Avenue	13,125 VPD
US Highway 24	E Sterling Avenue	12,431 VPD
US Highway 24	Main Street	11,021 VPD



**\$24,683,000**

Spent on Food & Alcohol  
within a 5-mile radius

2025



**\$25,251,000**

Spent on Transportation &  
Maintenance within a 5-mile radius

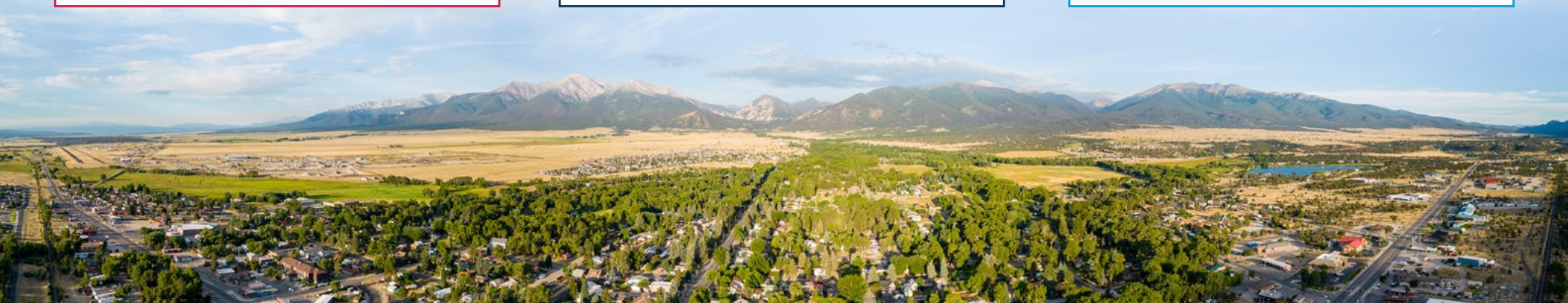
2025



**\$15,131,000**

Spent on Entertainment, Hobbies  
& Pets within a 5-mile radius

2025



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 **LEE &  
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