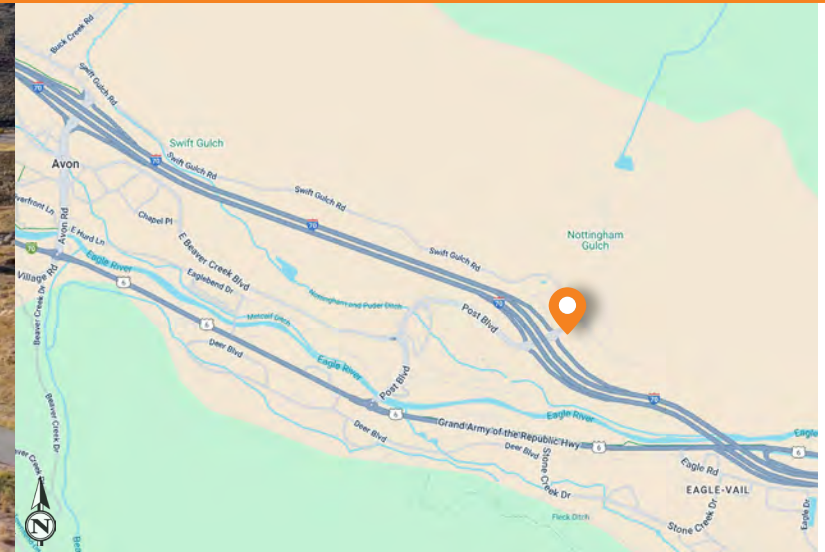


STOLPORT STATION

NEC OF INTERSTATE 70 & EXIT 168 - AVON, COLORADO



AVAILABLE

- Approximately 2.61 acres for Ground Lease, BTS or Reverse BTS.

PROPERTY HIGHLIGHTS

- New development in Avon on the NEC of I-70 & Exit 168 across from Home Depot & Super Wal-Mart with great visibility to I-70.
- Located at the base of Beaver Creek this new development is the first highway oriented master plan project within the past 20 years of Eagle County and will be the last opportunity in the trade area.
- Great opportunity for Fast Food, Coffee, Restaurant and Medical Users.
- Available pads are adjacent to Maverik and across the street from 243 room dual branded Marriot hotel.

TRAFFIC COUNTS

On Interstate 70 west of Post Blvd	42,080 CPD
On Interstate 70 east of Post Blvd	41,391 CPD

Source: CDOT 2025

ZANDER RODRIGUEZ

303.577.9979
zander.rodriguez@dhlb.com

PHILIP HICKS

303.694.6082
phil@dhlb.com

NEARBY RETAILERS

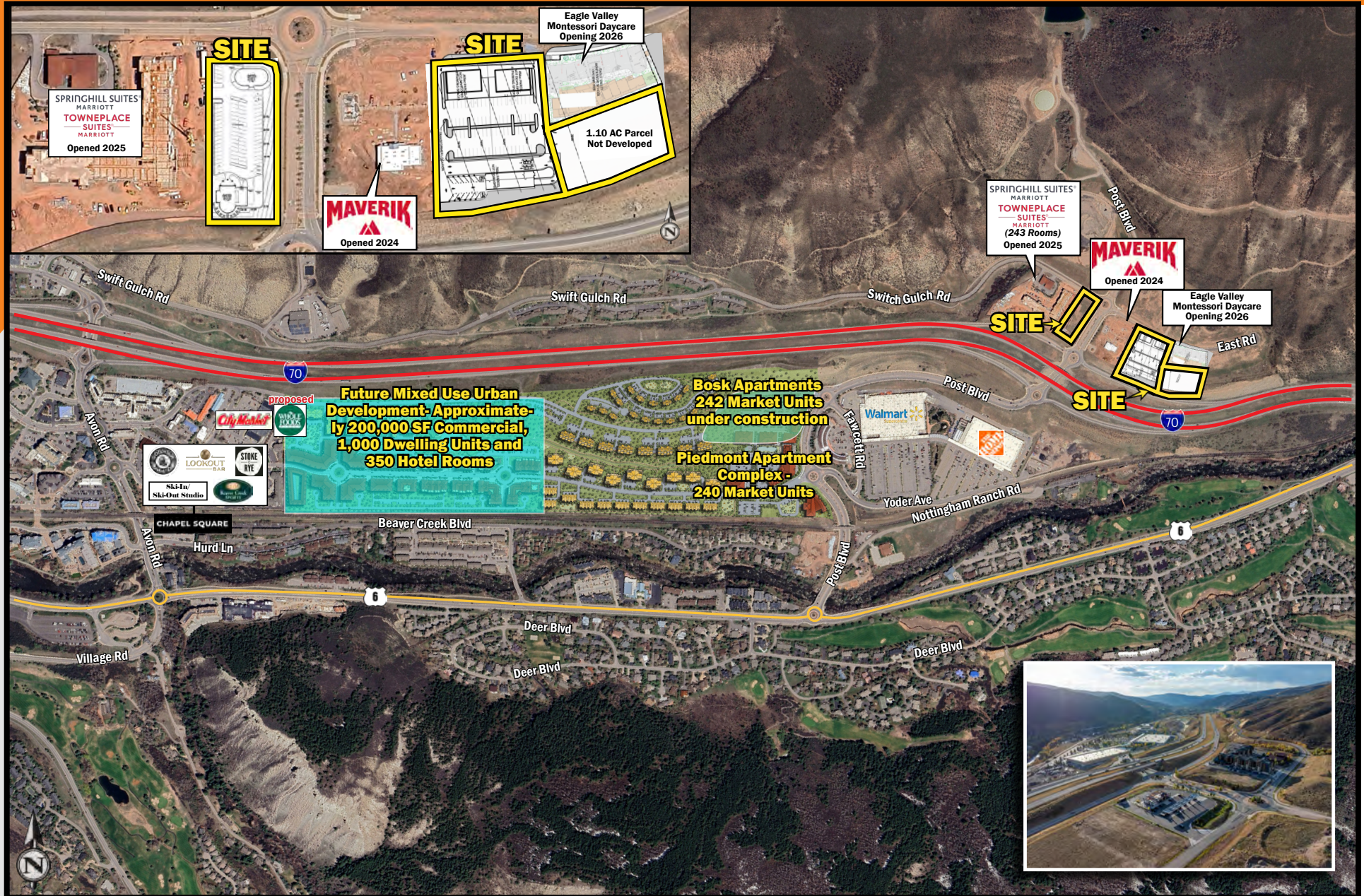


DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	8,965	18,225	29,701
AVERAGE HH INCOME	\$139,109	\$161,214	\$169,925
BUSINESSES	196	539	1,426
EMPLOYEES	2,309	7,282	15,781

Source: Applied Geographic Solutions, 2025 Estimates

STOLPORT STATION

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5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111

www.dhlb.com

ZANDER RODRIGUEZ

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PHILIP HICKS

303.694.6082

phil@dhlb.com

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