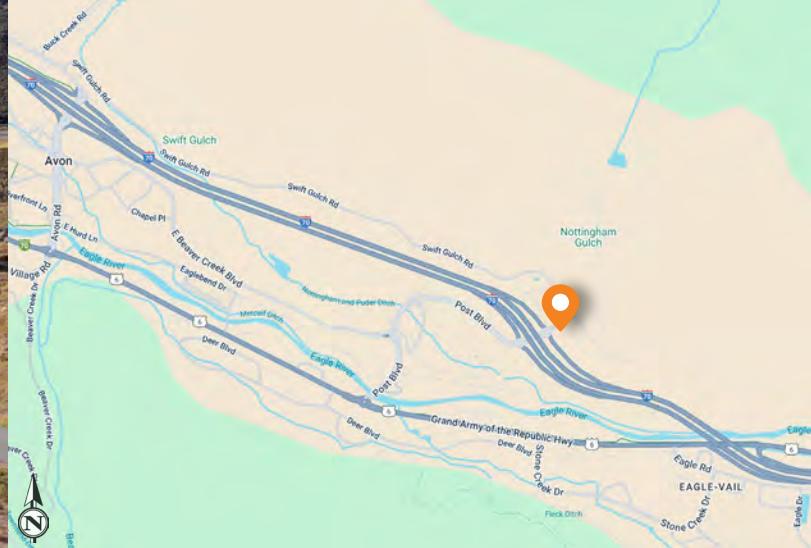


STOLPORT STATION

NEC OF INTERSTATE 70 & EXIT 168 - AVON, COLORADO

dhlb
RETAIL BROKERAGE



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.

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NEARBY RETAILERS



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

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

NEC OF INTERSTATE 70 & EXIT 168 - AVON, COLORADO

The logo for dhlb RETAIL BROKERAGE. It features the lowercase letters "dhlb" in a bold, white, sans-serif font, with a black outline. Below this, the words "RETAIL BROKERAGE" are written in a smaller, black, sans-serif font.



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CLICK HERE FOR
BROKER DISCLOSURE