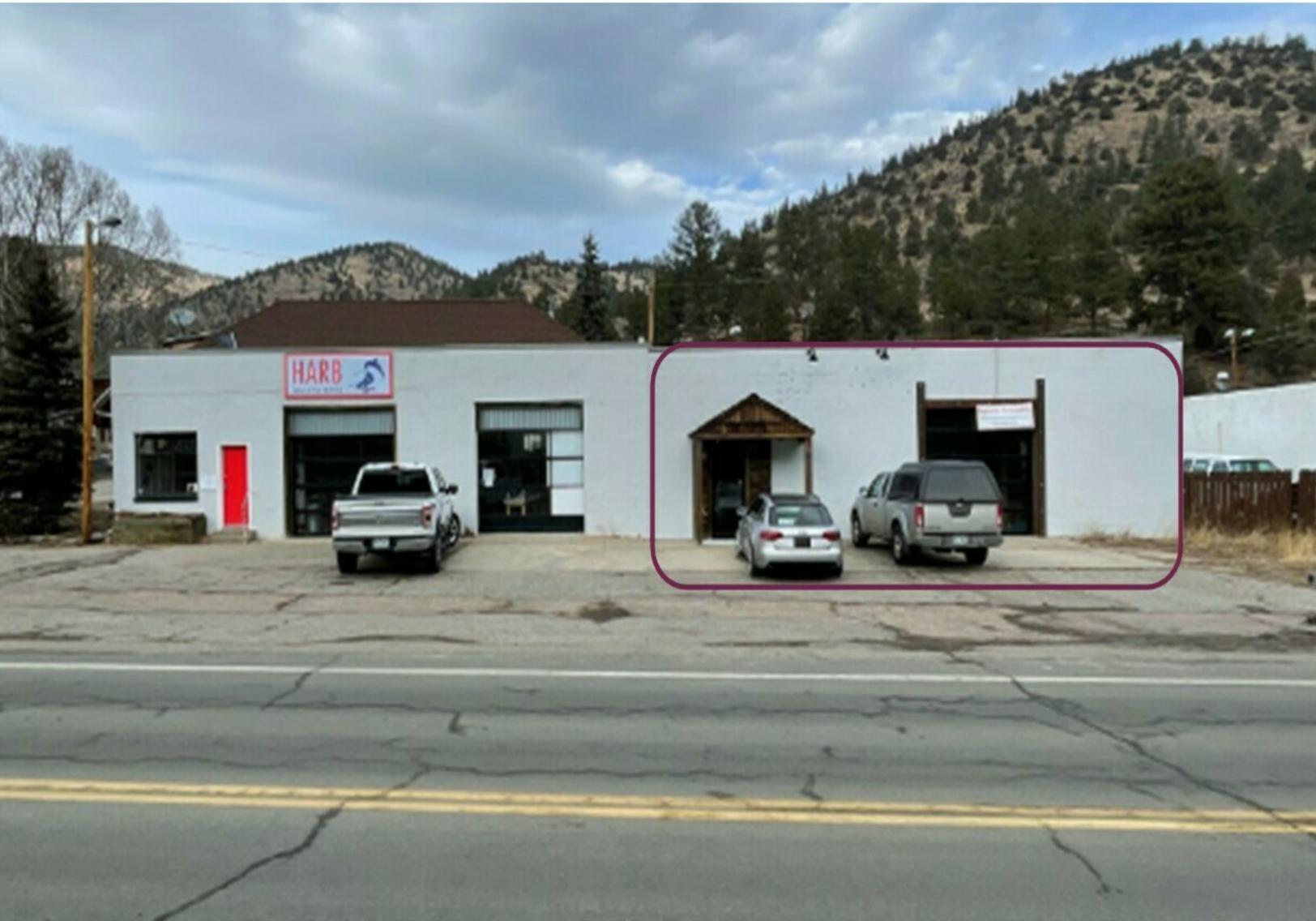




FOR LEASE | INDUSTRIAL SPACE

\$24.50 / RSF MG

291 County Rd 308, Dumont, CO 80436



William A. (Bill) Downes
billdownes@evergreencommercial.net
303.838.2000 x101

Todd Bastian
todd@evergreencommercial.net
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Executive Summary



OFFERING SUMMARY

Monthly Rent:	\$2,303.00
Price / SF:	\$24.50
Unit Size:	1,128 SF
Building Size:	2,986 SF

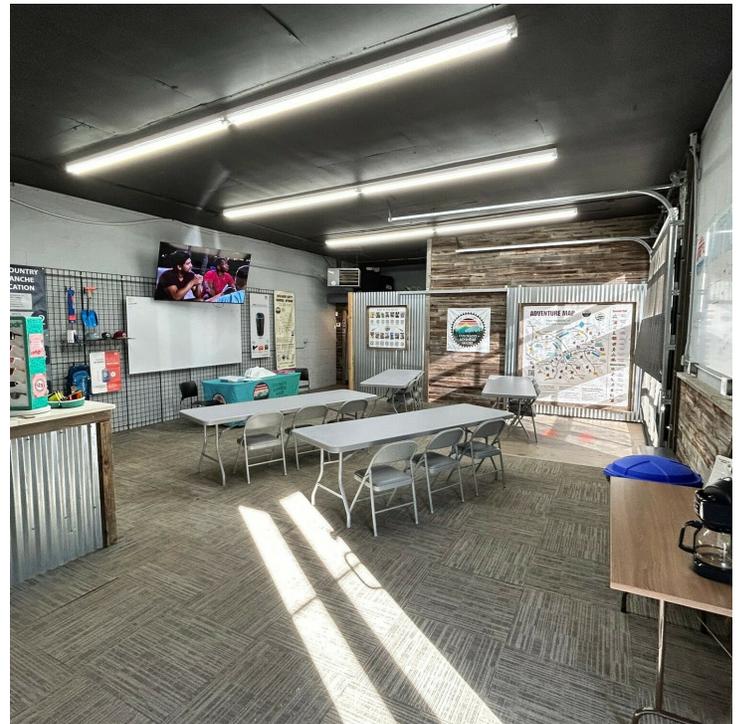
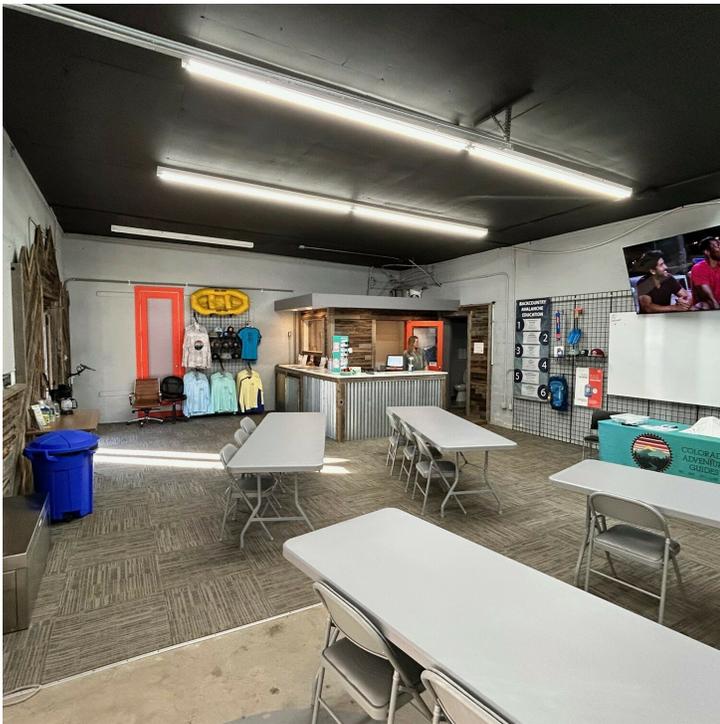
PROPERTY OVERVIEW

Unique commercial property with many uses and multiple sources of income.
 Retail space with yard space, currently leased to ATV rental co.
 Single bay mechanic's garage.
 Office and storage space with overhead door.
 Upstairs apartment with deck that has awesome mountain views.
 Extra shared gated yard space.

LOCATION OVERVIEW

On frontage road next to I-70
 25 minutes to C-470
 Great access to mountain communities.

Additional Photos



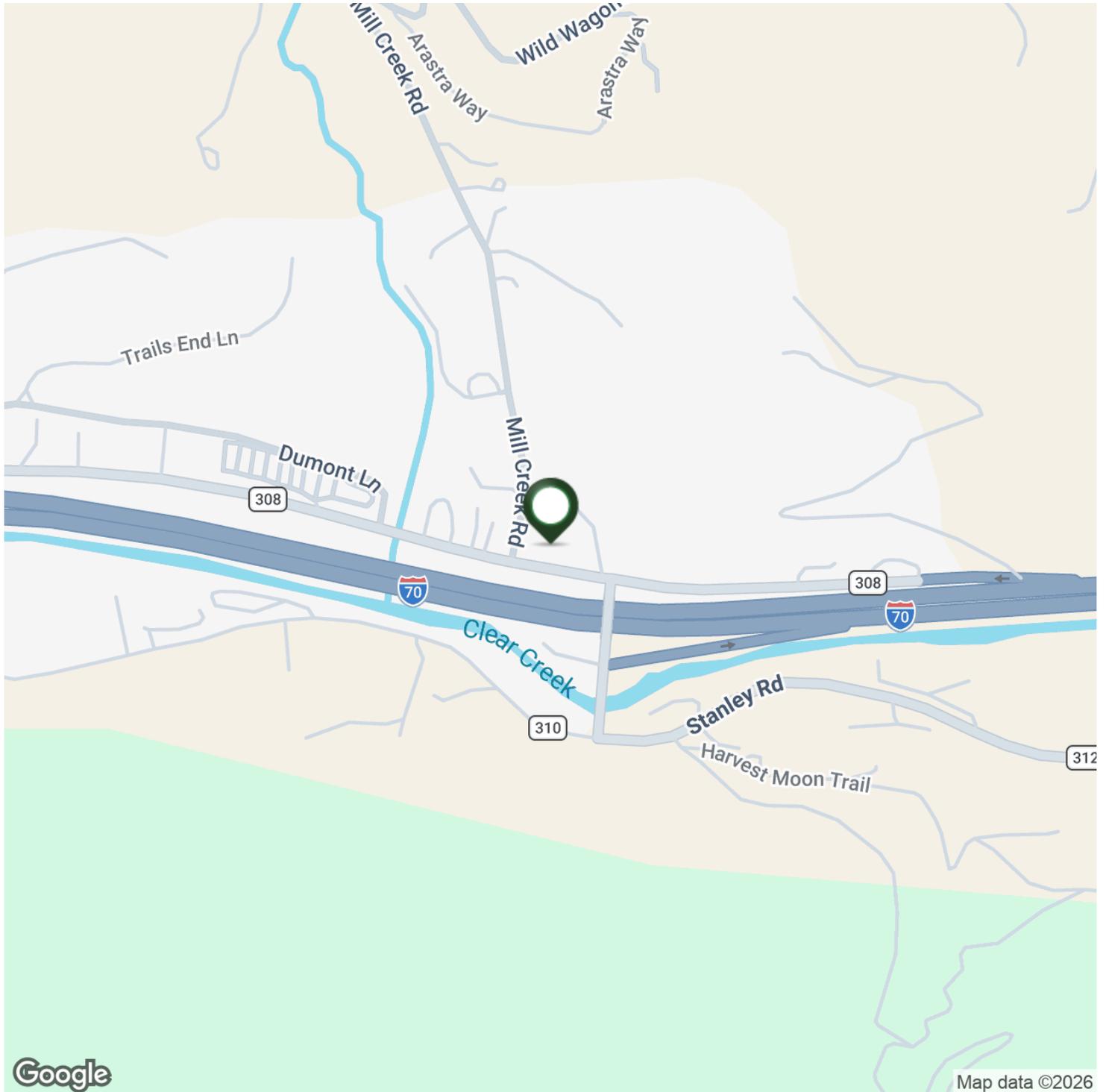


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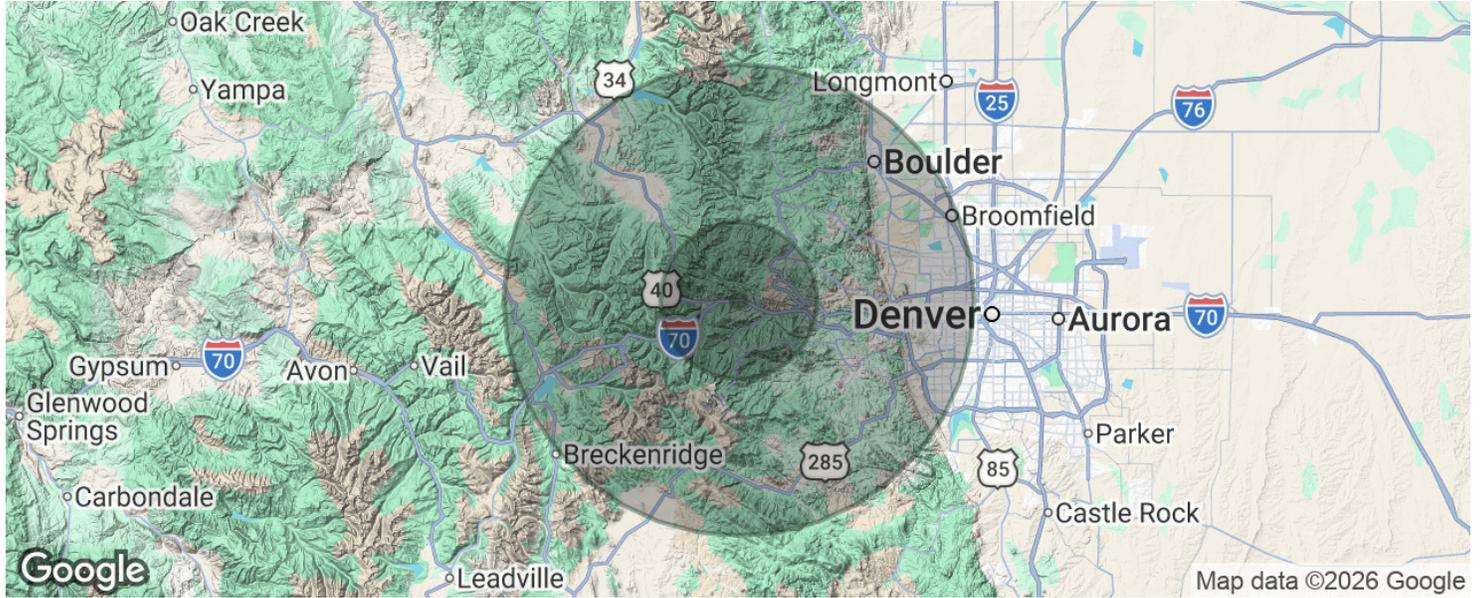
Location Map



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Demographics Map & Report



POPULATION	1 MILE	10 MILES	30 MILES
Total population	37	9,796	266,972
Median age	45.5	43.2	39.2
Median age (Male)	41.7	43.7	38.5
Median age (Female)	49.6	43.6	39.9
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	16	4,602	108,484
# of persons per HH	2.3	2.1	2.5
Average HH income	\$60,349	\$70,986	\$99,526
Average house value	\$307,362	\$360,161	\$450,512

* Demographic data derived from 2020 ACS - US Census