

### LINCOLN AVE & ELK RIVER RD

#### 1901 CURVE PLAZA | STEAMBOAT SPRINGS, COLORADO



#### **INFORMATION**

- The intersection of Lincoln (Hwy 40) and Elk River Rd (Hwy 129) is perfect positioning to serve the new Sunlight Community, West Steamboat, Yampa Valley Housing Community, Clark, Milner and Hayden
- Join area retailers Ace Hardware, Moxie, Storm Peak Brewing, Moe's Original BBQ and Cook Chevrolet and Subaru

• Mutiple pad sites available

- 23,222SF available that could be Box or shop On Lir space - great for traditional retail, grocery, restaurant, market hall, brewery, or... On Elk
  - Source:

1301 Canyon Boulevard suite 228 | Boulder, CO 80302

SullivanHayes BROKERAGE

Popula Avg. H

- Emplo Source:
- TRAF
- On Lir

#### DEMOGRAPHICS

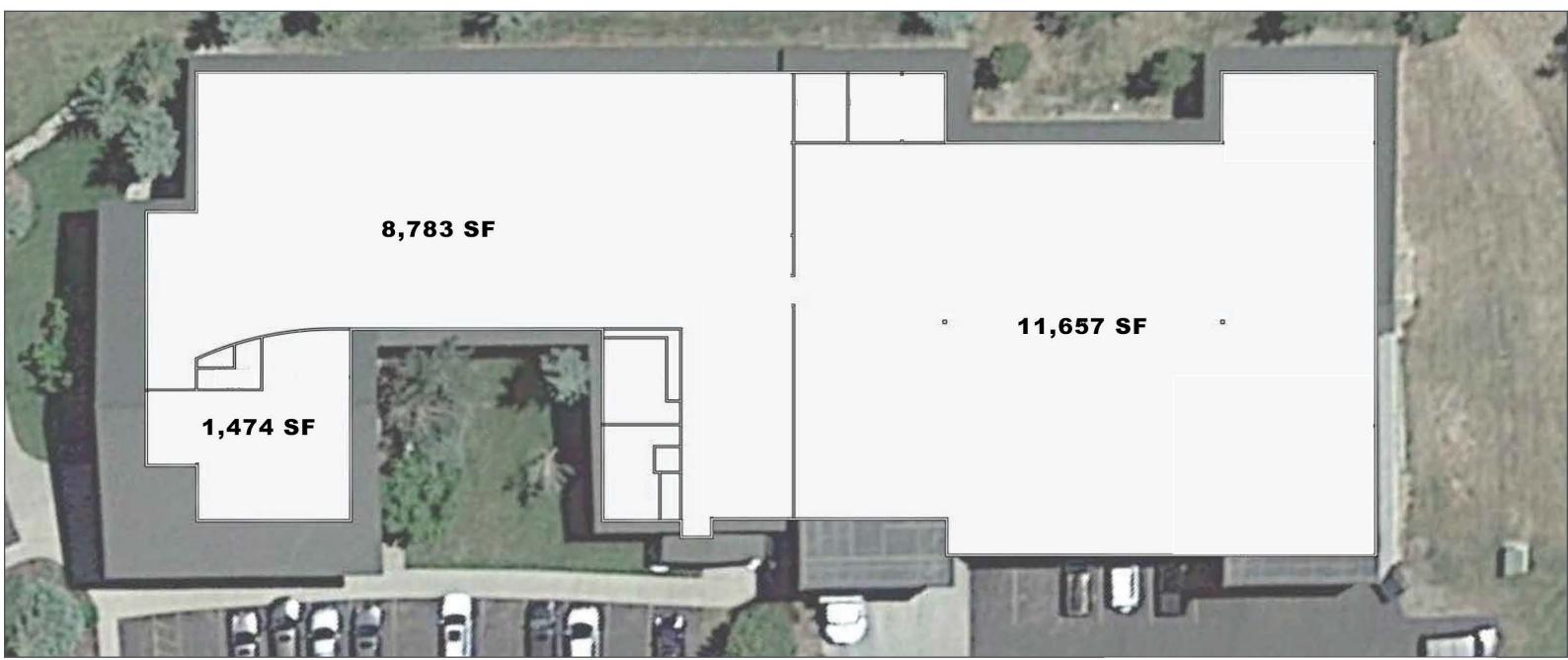
UGRAPHICS				
	1 MILE	3 MILE	5 MILE	
ation	1,646	9,440	16,095	
HH Inc.	\$89,634	\$115,375	\$106 <b>,</b> 984	
oyees Allocate Data 2018	2,583	7,851	14,813	
FFIC COUNTS	5			
ncoln Rd north o	f Elk River Rd	36,829 cars/day		
ncoln Rd south o	f Elk River Rd	31,206 cars/day		
< River road nort	h of Hwy 40	9,850 cars/day¹		
CDOT 2018, <sup>1</sup> City of	Steamboat Springs 2019			
2   303.534.0900 Fax: 303.831.1333   www.sullivanhayes.com				
RETAIL		<b>Michael DePalma</b> .382.7597   mdepalma@sullivanhayes.com		
A MEMBER OF CHAINLINKS RETAIL ADVISORS	720.382.7598   dd	David Dobek 20.382.7598   ddobek@sullivanhayes.com		
AGENCY DISCLOSURE	303.370.7464   11		<b>xo Harris</b> vanhayes.com	

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