

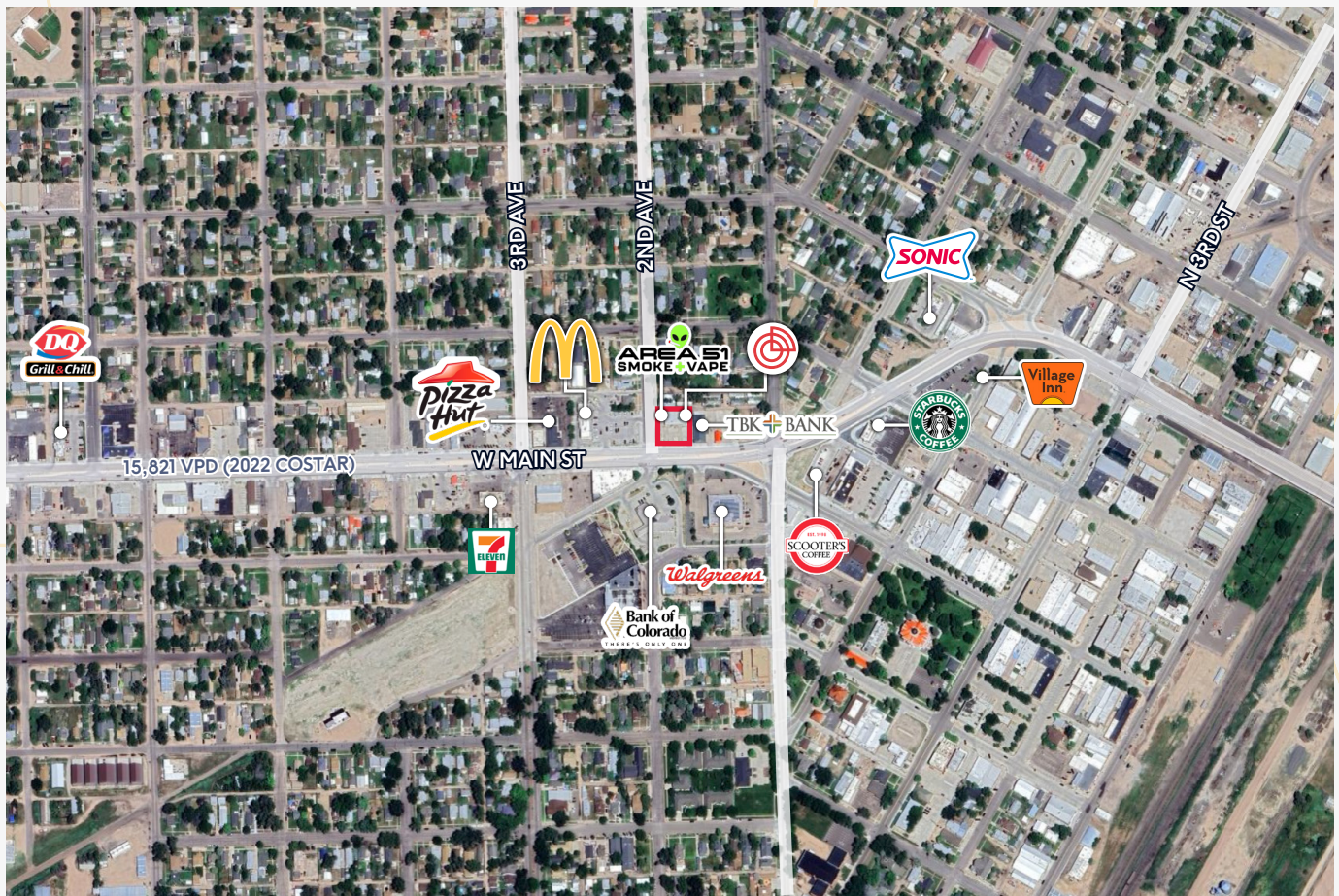


1,989 SF OCCUPIED WITH ANOTHER 2,000 SF
FOR LEASE OR OWNER OCCUPANCY

Retail Investment for Sale

126 W MAIN ST • STERLING, CO 80751





126 W MAIN ST • STERLING, CO 80751

Property Overview

- 2,000 SF vacant
- 1,989 SF leased to Area 51 Smoke & Vape
- Across the street from McDonald's
- Investment sale with leasing upside

Demographics

	3 MILE	5 MILE	10 MILE
2024 Resi. Population	13,999	14,900	15,957
Daytime Employees	8,094	8,300	8,480
Total Households	5,776	6,118	6,429
Avg. HH Income	\$66,450	\$68,046	\$68,783

Year: 2024 | Source: Costar

ASKING PRICE
\$700,000

NOI
\$33,813

NNN
\$1.50 PSF

BUILDING SIZE
3,989 SF

LAND SIZE
0.36 Acres

CHAD KNOTH
(303) 915-6709 | cknoth@locate.ai | ER40034477

ELIZA PFEIFER
(774) 203-8881 | epfeifer@locate.ai | FA100083132