Retail Space For Lease

35969 E US Hwy 50

Pueblo, CO 81006



PROPERTY SUMMARY

35969 E US Hwy 50 is a free-standing building for lease located east on Hwy 50. This former Family Dollar has prime visibility and access.

- Located off busy Highway 50
- Northwest hard corner on Hwy 50 & 36th Lane
- Access off of Hwy 50 & 36th Lane







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PROPERTY SPECIFICATIONS

BUILDING SIZE		8,400 SF		
AVAILABLE SPACE	SF 8,400 SF	PRICE \$12.00		
OPERATING EXPENSE	\$4.50 PSF NN (Est. 2024) *CAM Paid Directly by Tenant			
YEAR BUILT		2014		
ZONING		B-4		

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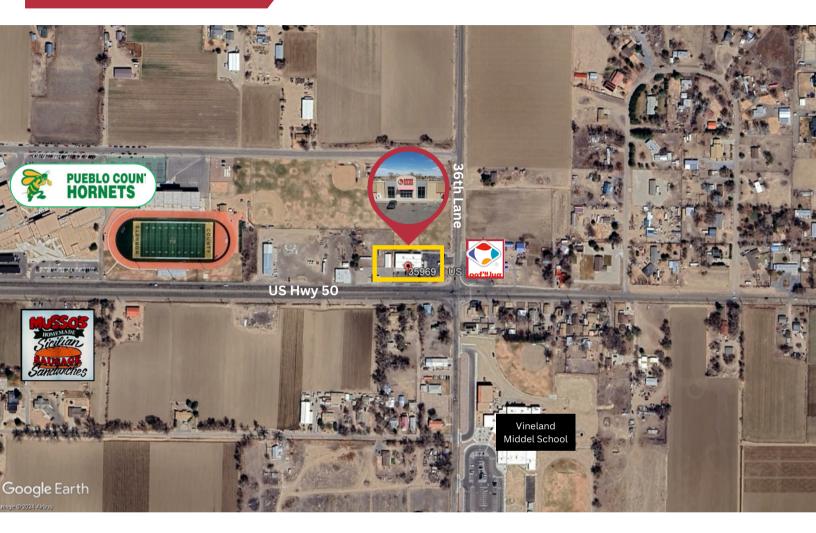


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DEMOGRAPHICS			COMBINED TRAFFIC COUNTS					
	3 Mile	5 Mile	10 Mile	Hwy 50	36th Lane	4,220	VPD	2022
2023 POPULATION	3,873	8,056	82,077			*5	Sourced b	oy CoStar
HOUSEHOLDS	1,493	3,093	33,363					
AVE HH INCOME	\$70,356	\$77,041	\$56,039					

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