

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



PUEBLO
COUNTY
HIGH
SCHOOL

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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DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
2023 POPULATION	3,873	8,056	82,077
HOUSEHOLDS	1,493	3,093	33,363
AVE HH INCOME	\$70,356	\$77,041	\$56,039

COMBINED TRAFFIC COUNTS

Hwy 50	36th Lane	4,220	VPD	2022
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*Sourced by CoStar

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