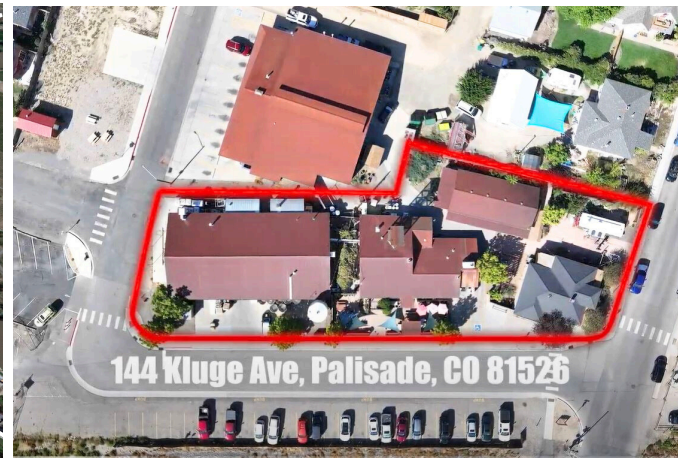


**FOR SALE**  
**144 Kluge Avenue | Palisade, CO**  
**Retail Business Opportunity**



**OVERVIEW:**

- Located in Prime downtown Palisade
- Corner Lot on .63 Acres
- 10,628 SF total - 4 Separate Buildings  
 2,690SF Retail/Bar | 5,100SF Warehouse  
 1,250SF Storage & Seating | 1,460 SF Home/Office
- Furnished Patios with Mature Landscaping
- Fully Outfitted Food-Truck Included
- Existing Business with Strong Historical Performance
- All Business Assets & Inventory Included

**TRAFFIC COUNTS:**

Front Street	East of G Road	5,700	AADT
8th Street	West of Main Street	5,400	AADT

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Current Population	3,072	4,646	6,662
Daytime Population	2,714	3,994	5,529
Average HH Income	\$66,263	\$77,052	\$76,766
Total Businesses	128	179	227

**OFFERED AT: \$2,470,000**

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