

WALMART EXCESS LAND

6 Conley Road // La Junta, CO 81050

AVAILABLE FOR GROUND LEASE



.59

13,000 vpd

50



HIGHLIGHTS

.59 ACRES FOR GROUND LEASE

LOCATED IN FRONT OF WALMART SUPERCENTER IN LA JUNTA, CO

GREAT VISIBILITY AND ACCESS
FROM US 50

GAS / CONVENIENCE AND CAR WASH NOT ALLOWED

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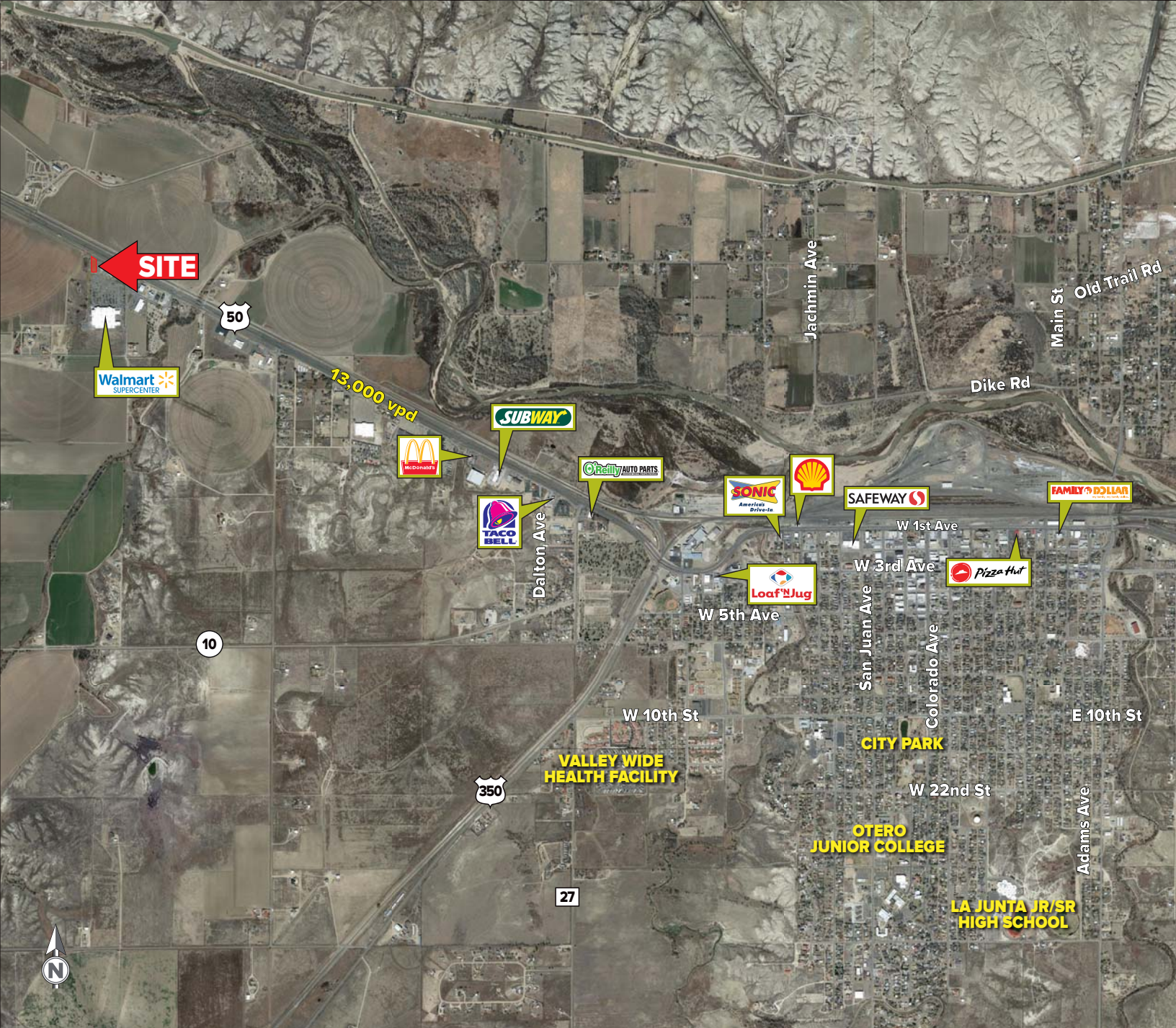
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LEGEND
PARTNERS ■■■■

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 EST. POPULATION	125	4,214	9,522
2025 PROJECTED POPULATION	116	4,079	9,358
2020 EST. DAYTIME POPULATION	700	4,636	7,982
2020 EST. AVG HH INCOME	\$54,498	\$59,265	\$59,899
2020 EST. HOUSEHOLDS	53	1,765	3,774
2020 EST. BUSINESSES	37	261	403

TRAFFIC

US HIGHWAY 50
13,000 VEHICLES PER DAY

PARTNER XTEAM
RETAIL ADVISORS