

# COMMERCIAL RESTAURANT SPACE FOR SALE

195 South Columbine Court | Parachute, CO 81635



## OVERVIEW

- 2,660 SF Restaurant Space
- Available for Sale or Lease
- Drive-Through Window
- Restaurant FF&E Included
- Convenience store attached
- High Traffic
- Easy Access from I-70
- Parking Lot + Separately Deeded lot
- Available Immediately

## TRAFFIC COUNTS

I-70 SW of Parachute Creek Rd 21,000 AADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	2,172	6,539	6,777
Daytime Population	1,901	4,548	4,809
Median HH Income	\$61,767	\$62,711	\$63,915
Businesses	98	143	156

**OFFERED AT: \$450,000**

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