



DEMOGRAPHICS

	1/2 MILE	1 MILE	3 MILE
2025 EST. POPULATION	560	2,433	10,542
2030 PROJECTED POPULATION	925	3,012	11,648
2025 EST. DAYTIME POPULATION	1,414	4,918	14,416
2025 EST. AVG HH INCOME	\$135,165	\$124,071	\$106,307
2025 EST. HOUSEHOLDS	285	951	4,185
2025 EST. BUSINESSES	93	370	1,048

TRAFFIC

MIDLAND AVENUE
11,600 VEHICLES PER DAY

INTERSTATE 70
28,200 VEHICLES PER DAY

PARTNER XTEAM
RETAIL ADVISORS

Glenwood Meadows

E Meadows Dr, Glenwood Springs, CO 81601

PAD FOR SALE OR GROUND LEASE



HIGHLIGHTS

- **SIZE: 32,486 SF (0.75 ACRES)**
- **PARKING: 31 SPACES, PLUS CROSS PARKING**
- **LOCATED NEXT TO A NEW HOME2 SUITES (150 ROOMS)**
- **STRONG MIX OF TOURISM, TRAFFIC, AND DEMOGRAPHICS THAT MAKE IT IDEAL FOR A SMALL DRIVE-THROUGH RESTAURANT PAD**
- **MEDIAN HOUSEHOLD INCOME OVER \$100K WITHIN 1-MILE IS WELL ABOVE THE NATIONAL AVERAGE, SUPPORTING DISCRETIONARY SPENDING ON DINING AND CONVENIENCE**

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LEGEND
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GLENWOOD SPRINGS SHOPPING MALL

 **SITE PLAN**

