

FOR SALE

220 Main St

220 Main St | Sterling, CO 80751

VERY RARE OPPORTUNITY TO OWN IN THE HEART OF STERLING, CO!



Overview

BUILDING SIZE	16,835 SF
LOT SIZE	0.31 Acres (13,504 SF)
PARKING	10 spaces plus unmetered street parking
CITY / COUNTY	Sterling / Logan
YEAR BUILT	1908

Traffic Counts

Chestnut St: se/o 3rd St	11,000 VPD
Main St: w/o 2nd Ave	17,000 VPD
3rd St: sw/o Chestnut St	5,400 VPD

Year: 2018 | Source: CDOT

Property Highlights

- Located right off I-76 and Hwy 6
- Historic designation and SURA Grant Zone*
- Very versatile zoning allowing an array of uses and mixed uses

Nearby Retailers

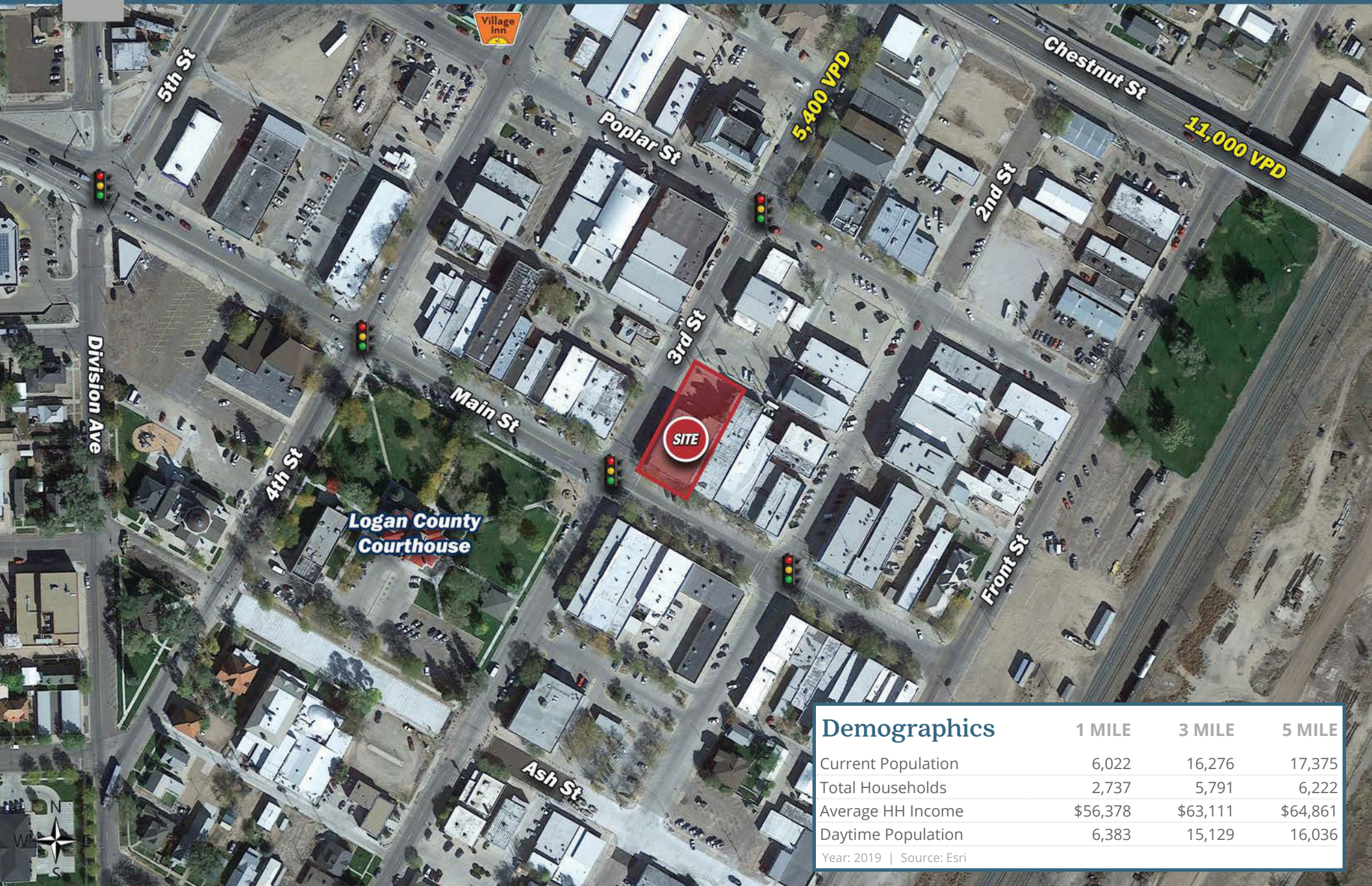


Contact

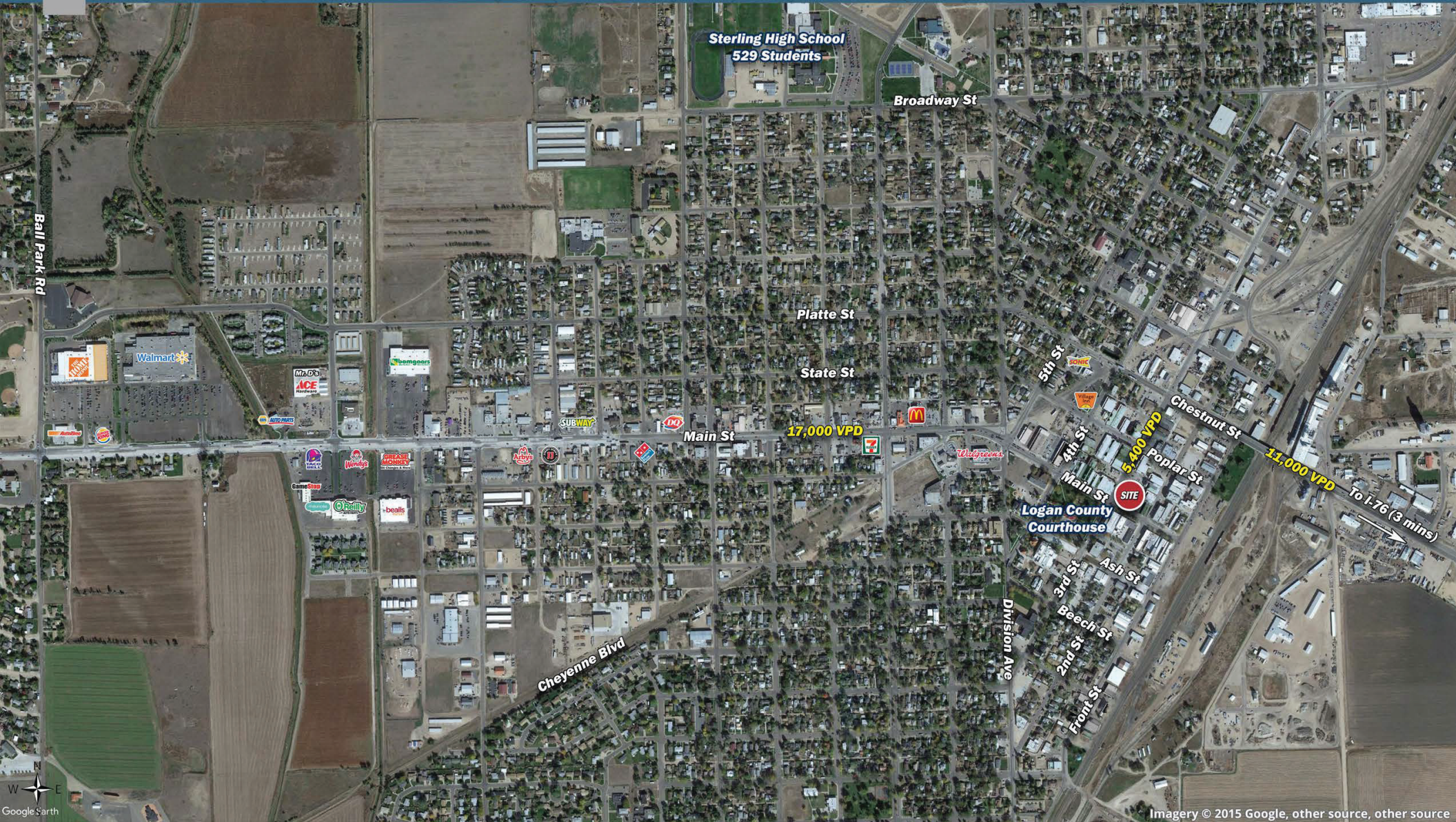
STAN LINDSTADT | PARTNER
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Trade Area Aerial

Sterling, CO



Demographics	1 MILE	3 MILE	5 MILE
Current Population	6,022	16,276	17,375
Total Households	2,737	5,791	6,222
Average HH Income	\$56,378	\$63,111	\$64,861
Daytime Population	6,383	15,129	16,036
Year: 2019 Source: Esri			



Located in the heart of downtown Sterling, CO

- 24 Major businesses within 2.0 mi
- Chestnut St. - 11,000 vehicles per day
- Main St. - 17,000 vehicles per day
- 3rd St. - 5,400 vehicles per day