



PLAZA PROPERTIES
Developers / Managers

FOR LEASE

Shoppes at Rifle

Airport Road • Rifle, Colorado • 81650

- New 18,400 SF Retail Building for Lease
- Can Be Subdivided to 1,600 - 2,400 SF
- 2,400 SF End Cap Drive Thru Available
- Located adjacent to I-70 in Rifle, CO
- Site Co -Tenants: Super Walmart, La Quinta Hotel, Sonic, Grease Monkey, O'Reilly's, Big O Tire, Arby's, Culver's, Great Clips and Little Caesars
- Area Co-Tenants: McDonald's, Starbucks, Subway, Taco Bell, Roadway Inn, Comfort Inn, Hampton Inn, Grand River Regional Medical Center and Rifle Garfield County Airport
- Outlots 3-8 Available for Sale - Price Upon Request



Offered By



Contact LGR Realty at:

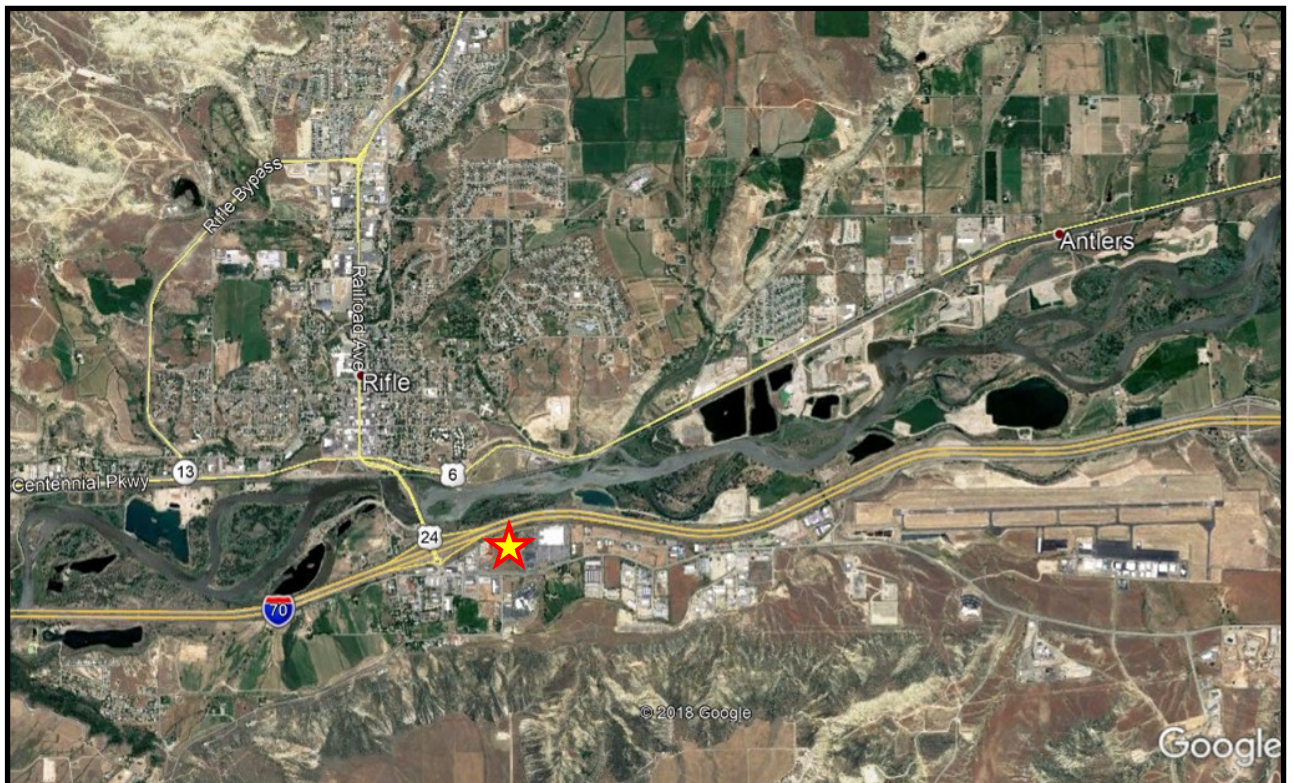
(614) 237-0781

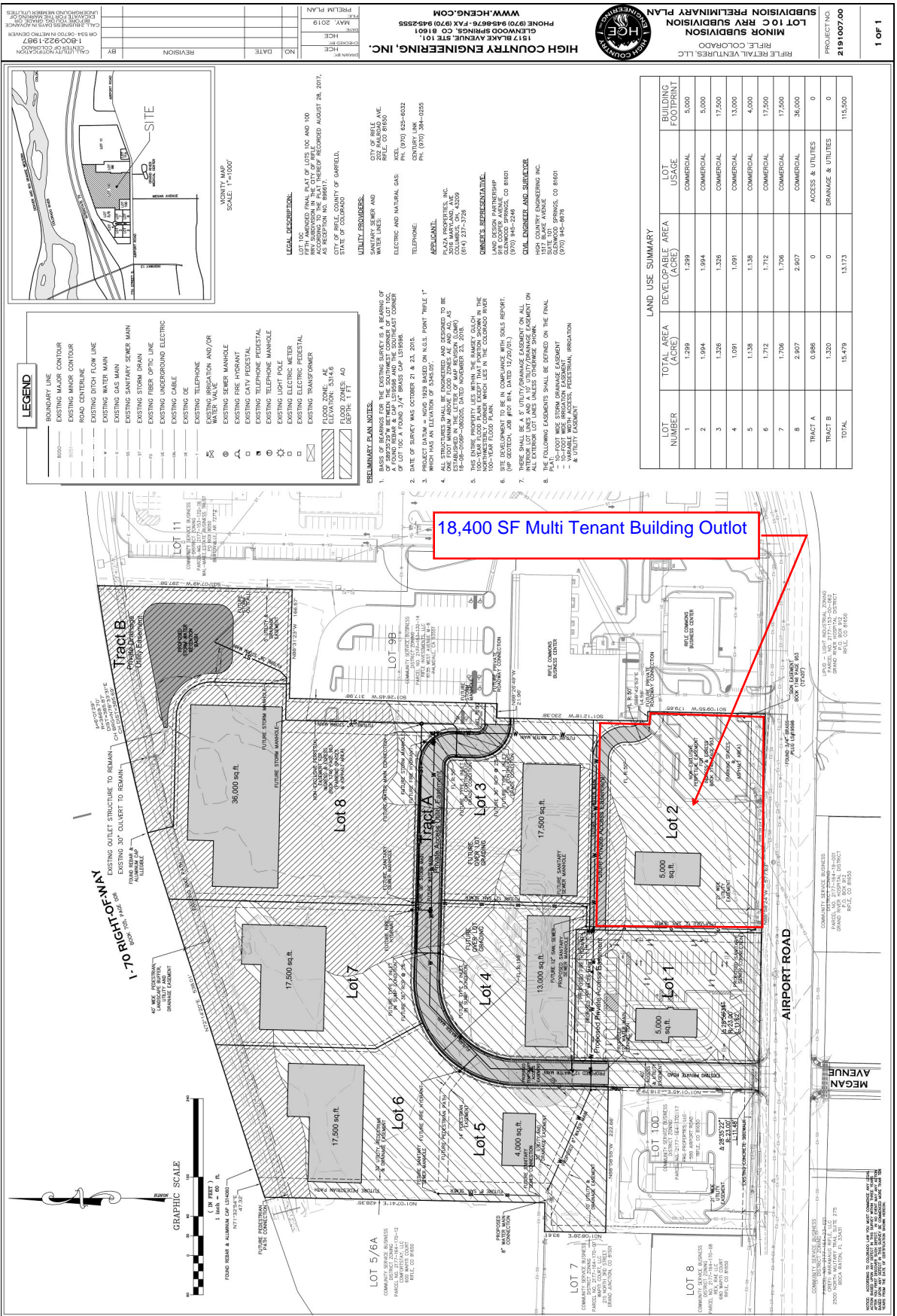
www.lgrrealty.com
info@lgrrealty.com



Shoppes at Rifle

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|---|---|--|
| Location | Located in Rifle, Colorado on Airport Road adjacent to I-70 | |
| Demographic Information *2019 Estimate | Population | 1 mile radius – 1,808 3 mile radius – 11,425 5 mile radius – 12,564 |
| | Households | 1 mile radius – 674 3 mile radius – 3,991 5 mile radius – 4,364 |
| | Average Household Income | 1 mile radius - \$84,714 3 mile radius - \$74,137 5 mile radius - \$73,695 |
| Traffic Counts 2018 | Interstate 70 | 16,498 vehicles at Hwy 13 |
| Traffic Counts 2018 | Highway 13 | 14,658 vehicles at I-70 |







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