

10 STONE QUARRY ROAD

Battlement Mesa, Colorado 81635

AVAILABLE FOR LEASE, GROUND LEASE OR PURCHASE



HIGHLIGHTS

3.75 AC AVAILABLE FOR LEASE, GROUND LEASE OR PURCHASE.

LOCATED IN THE **THRIVING METROPOLIS** OF BATTLEMENT MESA, COLORADO JUST A STONE'S THROW AWAY FROM PARACHUTE, COLORADO.

LOCATED ALONG BATTLEMENT PARKWAY, THE **MAIN THOROUGHFARE** THROUGH TOWN.

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LEGEND
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LOCATION



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 EST. POPULATION	2,706	6,739	6,823
2024 PROJECTED POPULATION	3,015	7,448	7,541
2019 EST. DAYTIME POPULATION	378	1,339	1,468
2019 EST. AVG HH INCOME	\$100,007	\$94,646	\$94,480
2019 EST. HOUSEHOLDS	1,154	2,643	2,678
2019 EST. BUSINESSES	59	153	165

TRAFFIC

BATTEMENT PARKWAY
20,000 VEHICLES PER DAY

PARTNER XTEAM
RETAIL ADVISORS