

FOR LEASE
\$7/SF NNN

PRICE
REDUCED!
~~\$9.50/SF~~



ELIZABETH CONVENIENCE

{1103 N ELIZABETH ST + PUEBLO + CO}

Currently branded as a Go-Fer Convenience, this store is centrally located on the north end of downtown Pueblo, just minutes from Historic Arkansas Riverwalk. The Historic Arkansas Riverwalk attracts thousands of visitors to downtown Pueblo each year and is home to a Mission Foods Distribution Center and is the global headquarters for the Professional BullRiders' (PBR).

PROPERTY TYPE:

Retail

AVAILABLE:

Land: +/- .36 Ac
Store: +/- 2,200 SF

PARKING:

12 Free Surface Spaces

SIGNAGE:

Pole, Building

NOTES:

Option to Purchase is Available.
Owner is a licensed real estate agent in the State of Colorado.

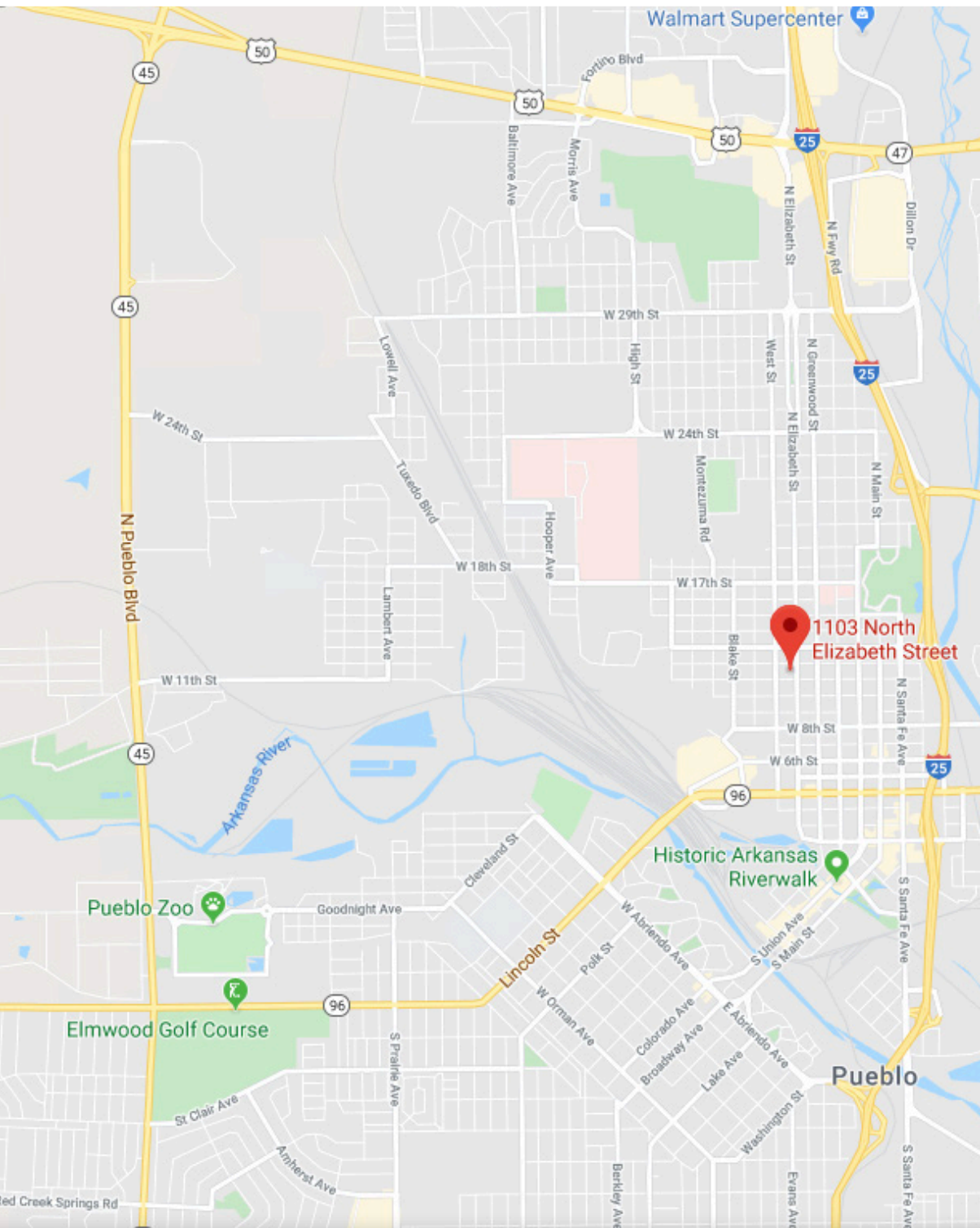
AREA INFO

{DEMOGRAPHICS + TRAFFIC}

The City of Pueblo is committed to helping area businesses, prospective businesses, and area residents take advantage of the city's many opportunities. Pueblo offers affordable living and a low cost of doing business without having to compromise quality of life. The workforce is also well-equipped with the education and skills necessary to help companies prosper. www.pueblo.us

TRAFFIC COUNTS

W 4TH ST @ N
ELIZABETH: 17,204 VPD

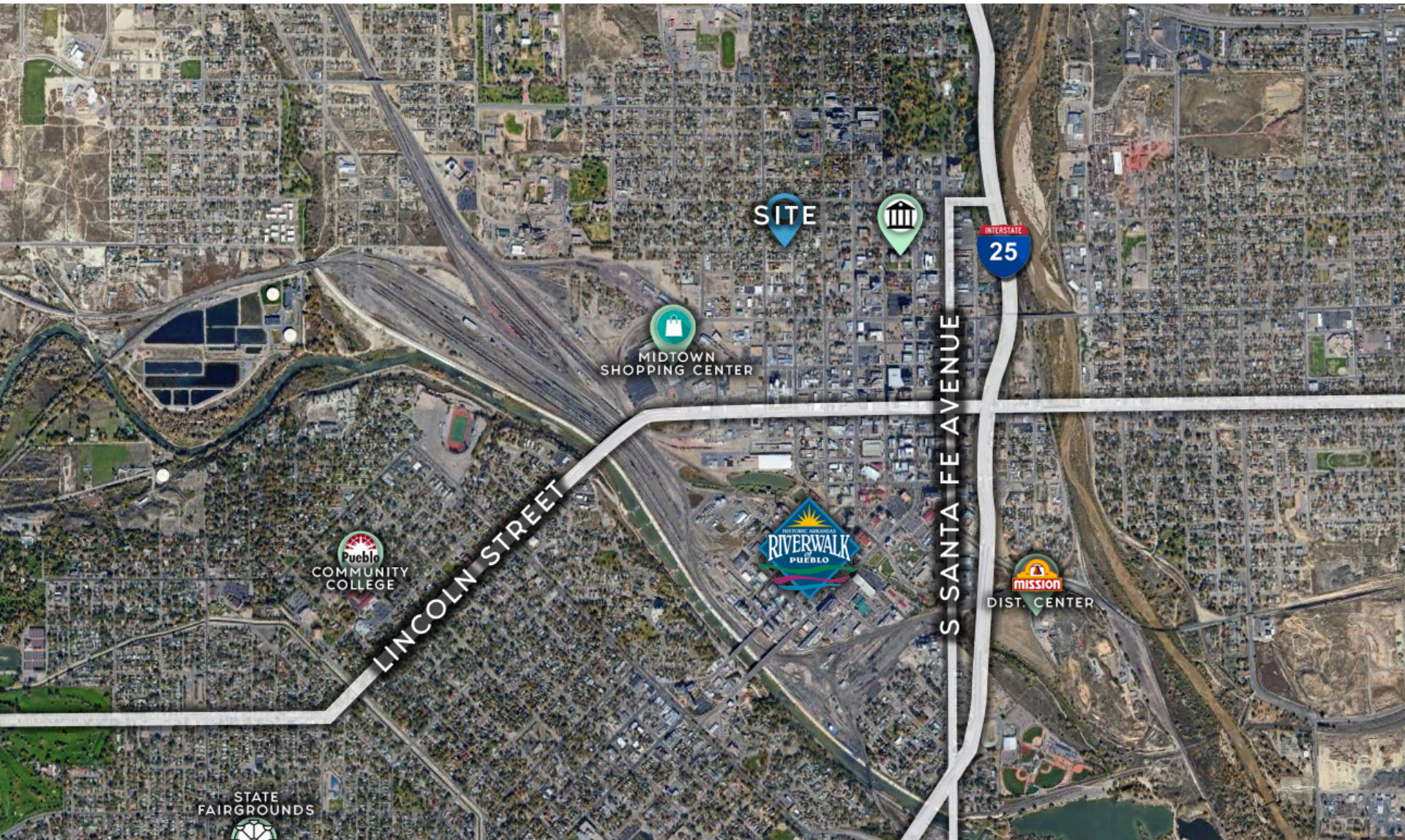


HOUSEHOLDS (HH) AVG HH INCOME AVG AGE POPULATION

1 MILE:	4,292	\$36,162	40.4	10,110
3 MILES:	31,992	\$49,406	39	77,773
5 MILES:	47,670	\$54,287	39.4	117,465

AERIAL MAP

{COMPETITION & AMENITIES}



{LISTED BY BRC REAL ESTATE}

MICHAEL BRIGHT 303.541.1570 + DAN CLAYTON 303.541.1591 + JASON KEITH 303.718.9429

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