

311 W Main Street

Main St & 3rd Ave | Sterling, CO 80751

SH

SullivanHayes
BROKERAGE



1,380 SF BUILDING ON .46 ACRE LOT AVAILABLE FOR SUBLEASE

Property Details

- Situated at the high-traffic, high visibility intersection along Broadway
- Vacant retail/office space at the signalized intersection of 3rd Ave & Main St
- RARE turnkey convenience opportunity
- OPERATING BUSINESS. PLEASE DO NOT DISTURB
- Contact brokers for listing price

GRANT MAVES
720.382.7511

gmaves@sullivanhayes.com

WYATT BAIZER

720.382.7323

wbaizer@sullivanhayes.com



Demographics

<p>TOTAL POPULATION</p>	1M	6,493
	3M	15,285
	5M	16,240
<p>AVERAGE ANNUAL INCOME</p>	1M	\$64,189
	3M	\$73,588
	5M	\$75,608
<p>DAYTIME POPULATION</p>	1M	3,622
	3M	6,665
	5M	6,978

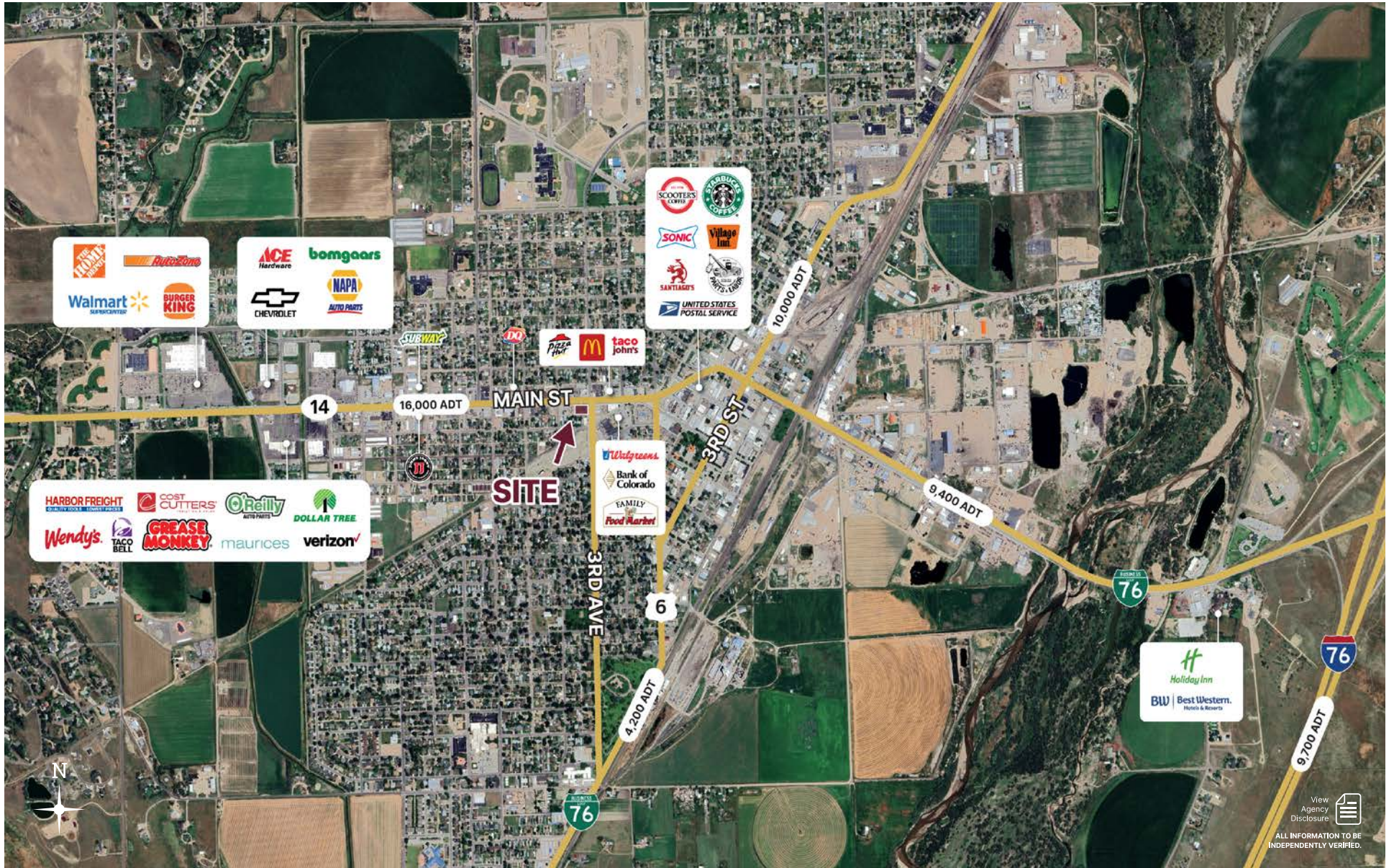
SOURCE: ESRI 2024

Traffic Counts

- MAIN ST WEST OF 3RD AVE**
13,000 ADT (ESRI 2022)
- MAIN ST EAST OF 3RD AVE**
16,000 ADT (ESRI 2022)
- 3RD AVE NORTH OF MAIN ST**
6,000 ADT (ESRI 2019)
- DIVISION AVE SOUTHEAST OF MAIN ST**
3,200 ADT (ESRI 2022)

TRADE AREA

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5570 DTC Parkway, Suite 100, Greenwood Village, CO 80111 | 303.534.0900 | SullivanHayes.com