

# Freestanding Retail Building

611 EAST 6TH STREET | ORDWAY, CO



AVAILABLE FOR SALE OR LEASE



## PROPERTY HIGHLIGHTS

- Frontage along Highway 71 (2,500 VPD), which runs north toward Interstates 70 and 76
- 2,000 SF retail building positioned on an oversized 4 acre parcel with parking
- Located next to a 28-unit SFH rental community completed in 2024
- 2019 built-to-suit construction for former dispensary tenant
- 0.5 mi north of top-performing Family Dollar
  - Ranked 9th out of 82 Family Dollars in Colorado and in the 91st percentile nationwide
  - Visits: 180.3k (8.6x visitor frequency)
- 0.25 mi north of top-performing Carquest
  - Ranked 2nd out of 22 Carquest locations in Colorado and in the 88th percentile nationwide
- 0.5 mi east of Crowley County High School

All visitation stats are from Placer.ai

## PROPERTY DETAILS

|                |                          |
|----------------|--------------------------|
| BUILDING SIZE  | 2,000 SF                 |
| LAND SIZE      | 4.00 AC                  |
| YEAR BUILT     | 2019                     |
| PROPERTY TAXES | \$2,926                  |
| COUNTY         | Crowley                  |
| PARCEL         | 10100979                 |
| TYPE           | Retail/Industrial/Office |
| ZONING         | Commercial*              |

\* Zoning to be confirmed by local zoning regulations

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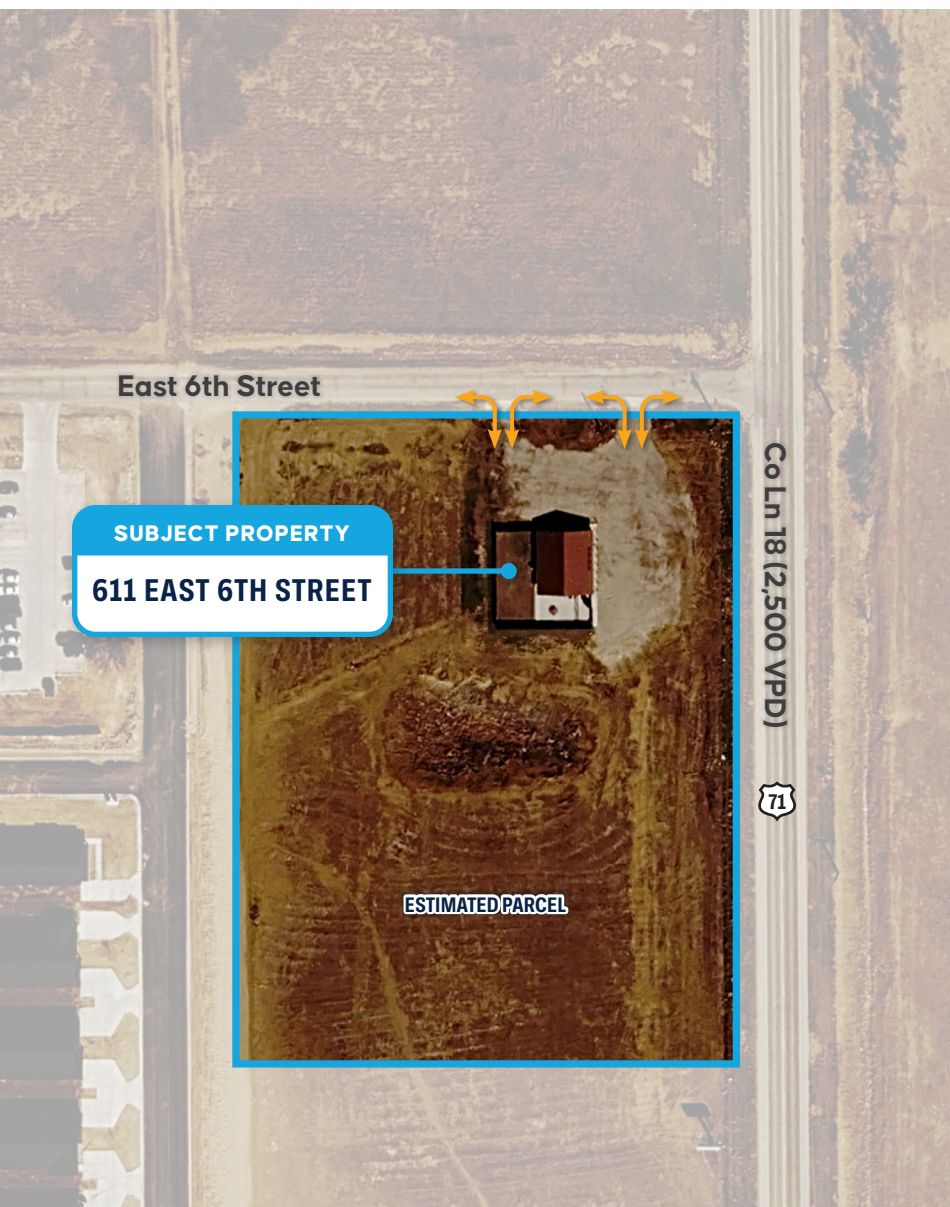
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0.5 MI NORTH OF TOP-PERFORMING FAMILY DOLLAR

**FAMILY DOLLAR**  
my family, my family dollar.

**91<sup>ST</sup>**  
PERCENTILE  
NATIONWIDE

**#9 / 82**  
RANKING IN  
COLORADO

| DEMOGRAPHICS 2025    | 3 MILE   | 5 MILE   | 10 MILE  |
|----------------------|----------|----------|----------|
| TOTAL POPULATION     | 1,341    | 1,894    | 3,973    |
| AVG HOUSEHOLD INCOME | \$60,050 | \$60,354 | \$62,084 |

Parcel outline to be confirmed by updated ALTA survey

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