



Join the Anchor: Prime Retail/Office Space in Elizabeth Cross Roads

For Lease: 787 Crossroads Circle, Elizabeth, CO 80107 | 1,980 SF | **\$29/SF NNN**



- **Strategic Co-Tenancy:** Secure the final vacancy in a brand-new, multi-tenant building anchored by a high-end liquor store, ensuring consistent daily foot traffic and local visibility.
- **Join Dairy Queen, O'Reilly Auto Parts and NAPA Auto parts** in the Cross Roads.
- **New Construction (2025/2026):** Benefit from modern architectural design, energy-efficient systems, and a “clean slate” interior ready for your custom tenant finish.
- **Growth Market:** Located in the expanding Elizabeth area of Elbert County, capturing local traffic and regional growth.
- **PUD Zoning:** Accommodates a wide range of uses, from professional office suites to boutique retail or service-based businesses.
- **Optimal Access & Exposure:** Located within the Elizabeth Cross Roads Business Park, positioned perfectly to capture the growing residential and commercial base of Elbert County.
- **Rapidly Expanding Market:** Tap into the Elizabeth submarket, one of the region’s fastest-growing communities with strong demographics and limited new commercial inventory.
- **Parking:** Ample on-site parking for customers and staff.
- **Signage:** Prominent signage opportunities on a high-visibility corridor.

County :	Elbert
Year Built:	2026
Acres:	.64
Zoning:	PUD

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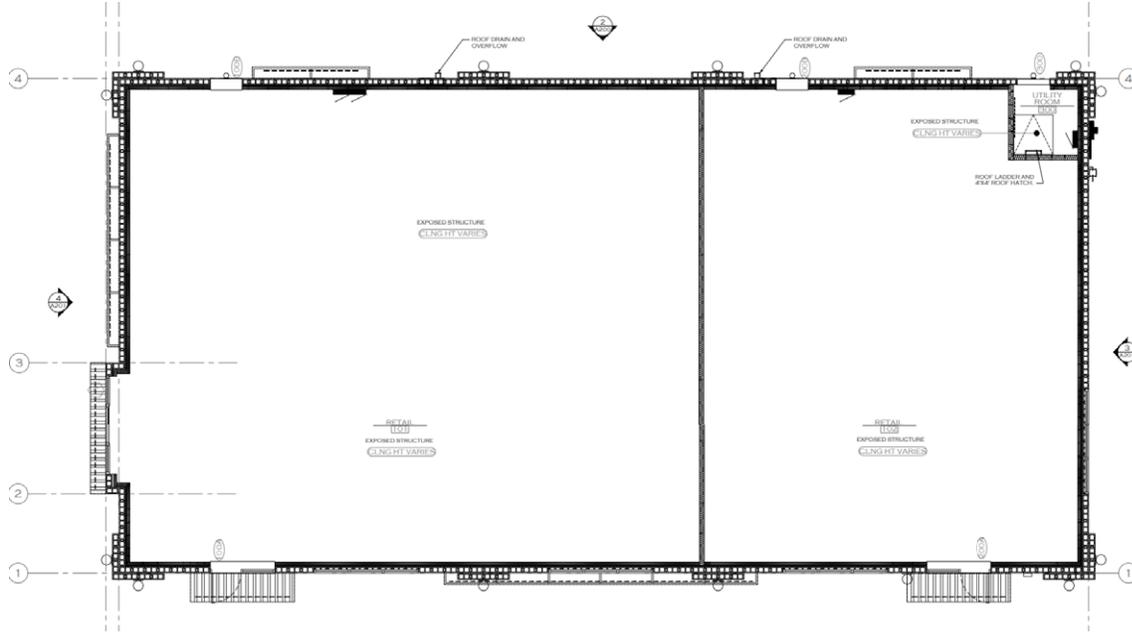
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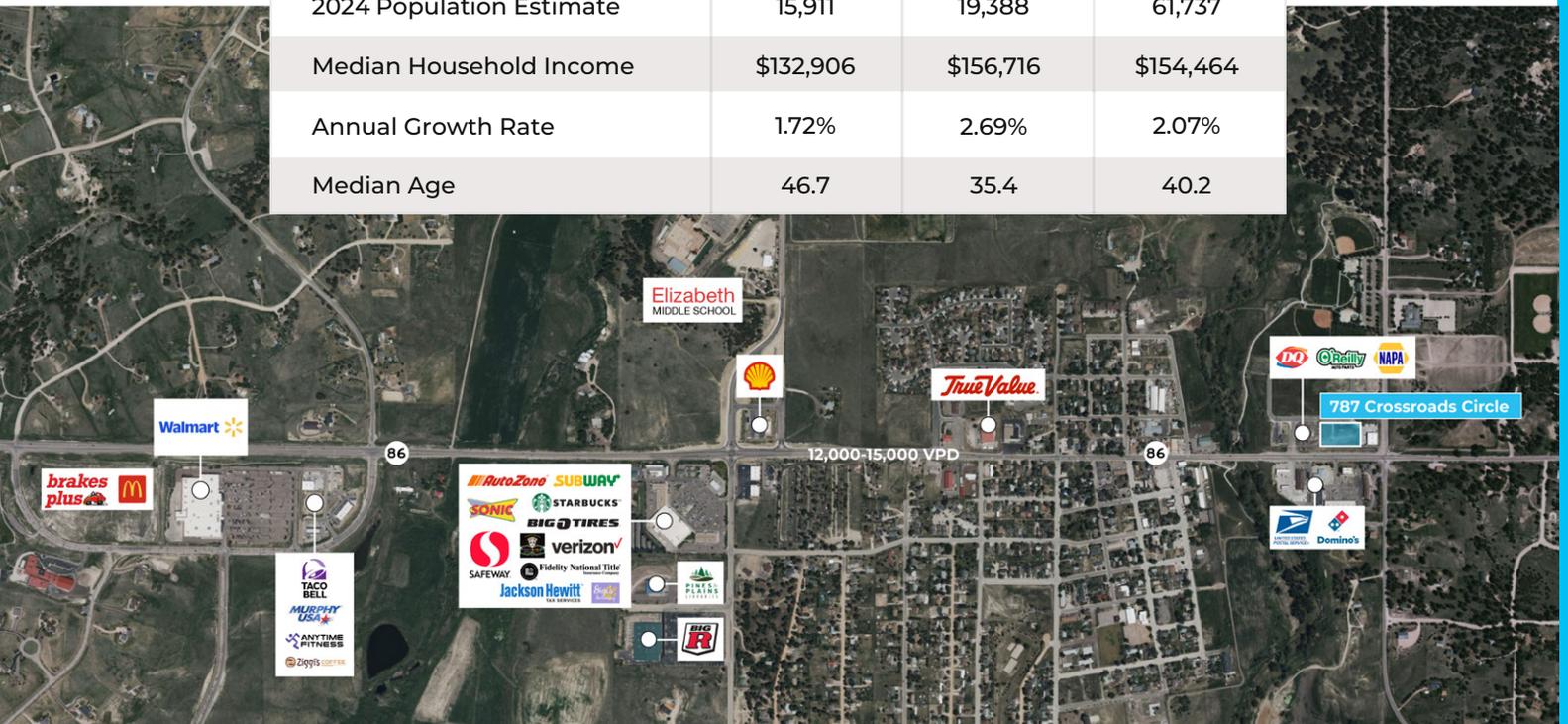


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Demographics & Community	1 Mile	5 Miles	10 Miles
2024 Population Estimate	15,911	19,388	61,737
Median Household Income	\$132,906	\$156,716	\$154,464
Annual Growth Rate	1.72%	2.69%	2.07%
Median Age	46.7	35.4	40.2



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