

221 WILCOX



COMING FALL
2024

New Mixed-Use
Development in
Downtown Castle
Rock

6,008 SF
1st Floor Retail Space
13,000 SF of 2nd Floor
Office Space

28 Apartment Units



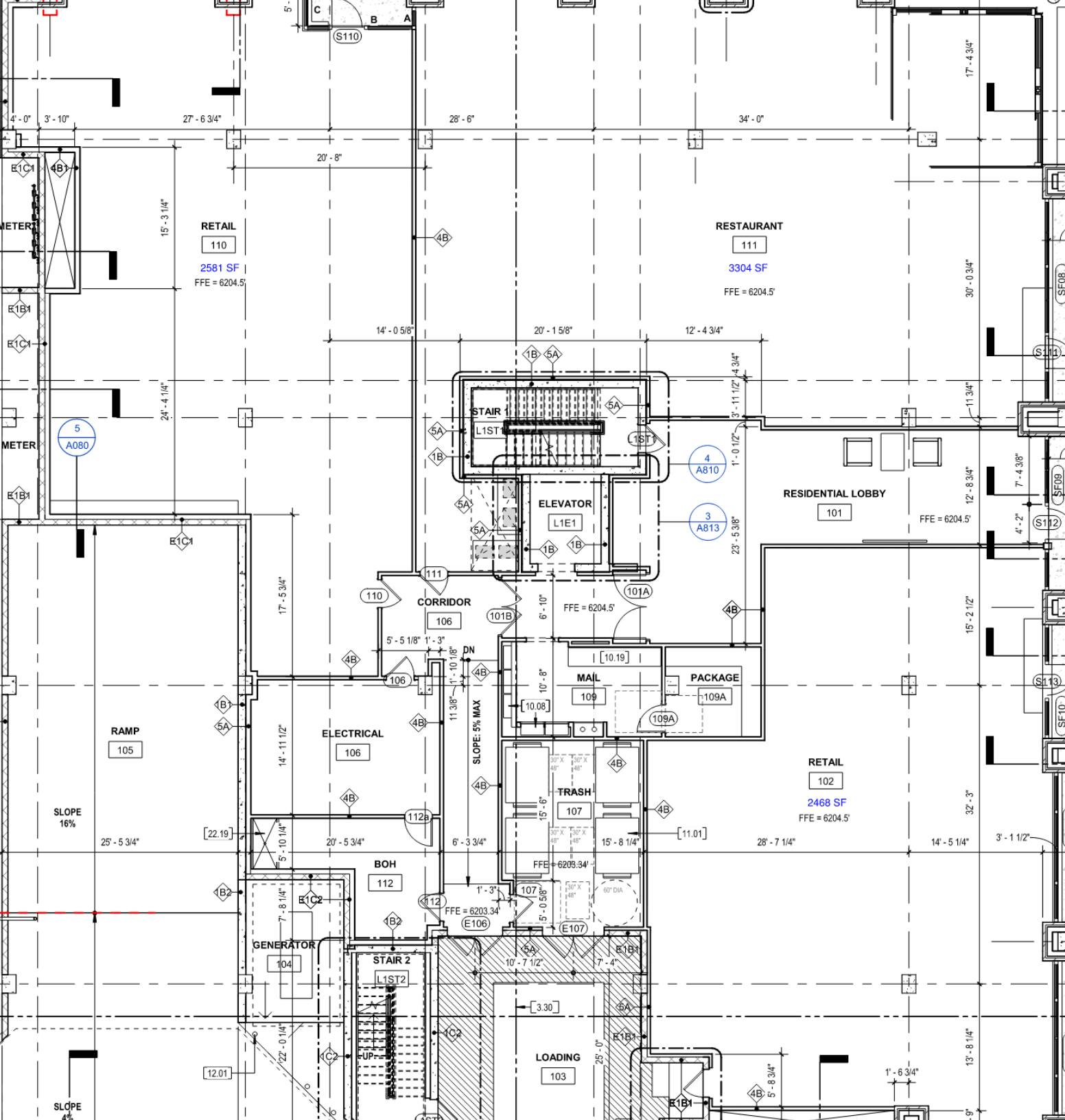
TUCKER BENNETT
321-749-2703
TUCKER@CONFLUENCECO.COM

CONFLUENCE
companies

AVAILABLE SPACE FOR SALE

RETAIL
2,581 SF
2,468 SF

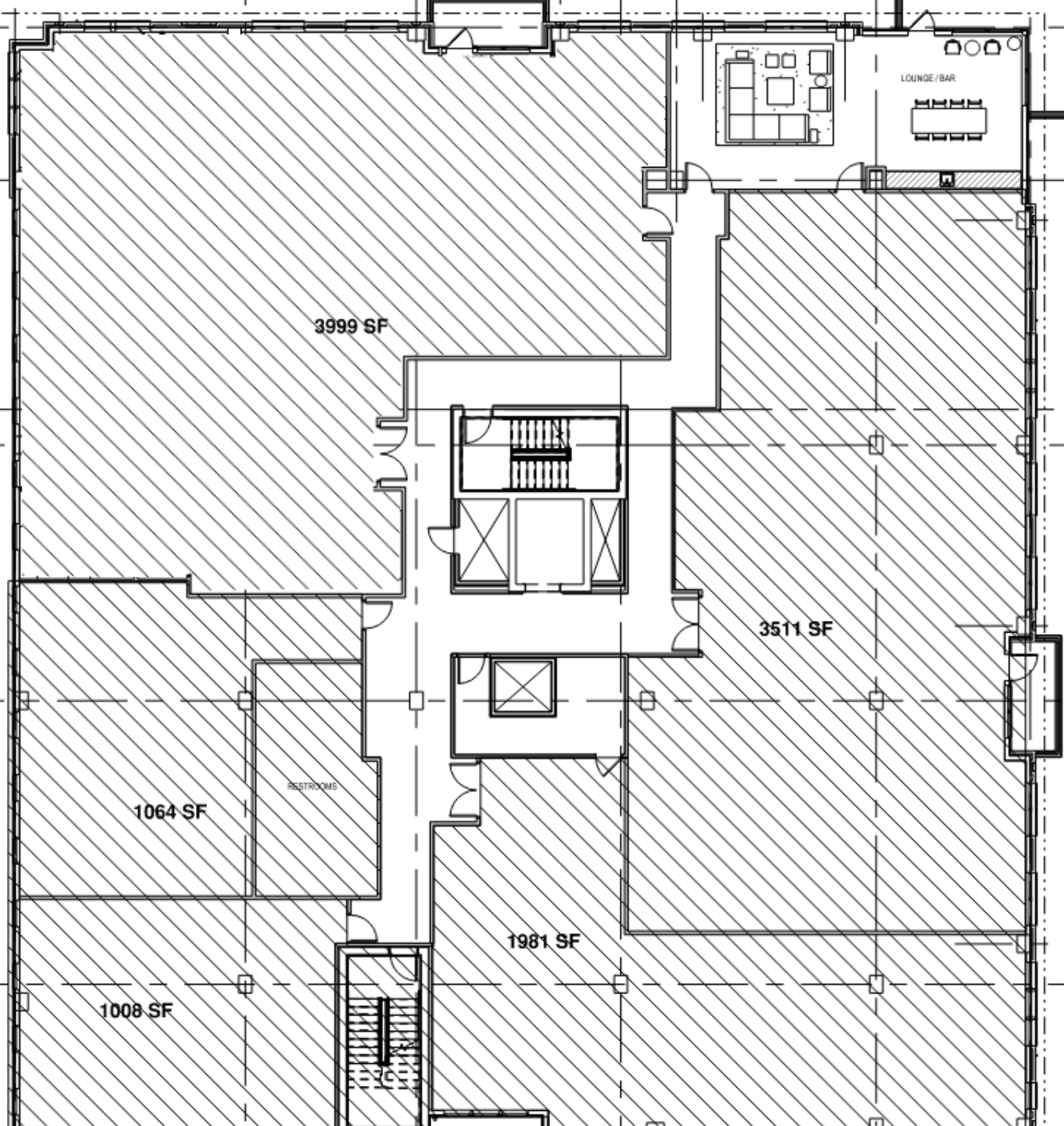
RESTAURANT
3,304 SF



**AVAILABLE
SPACE
FOR SALE**

Individual
Office
Space
Available

Shared Lounge



CONFLUENCE
companies

221 WILCOX

Traffic Counts

1-25 Heading North of Plum Creek Pkwy 65,000 cars/day
1-25 Heading South of Plum Creek Pkwy 76,000 cars/day

Trade Area Demographics	1 Mile	3 Mile	5 Mile
Population	7,758	46,078	74,889
Average Household Income	\$94,461	\$122,517	\$136,256
Businesses	958	1,746	2,163
Employees	8,711	15,370	19,022

FEATURES

Retail, office, and restaurant space available for sale.

Available space is located on ground floor of new 38 unit apartment building.

Over 120 restaurants and shops nearby, attracting both residents of Castle Rock and those outside the city.

Size of space and usage negotiable.

CASTLE ROCK RANKINGS

#1 Up-and-Coming City Near a Major Metro 2020 Livability

#6 Safest Cities in Colorado 2020

#6 Best Place to Live in Colorado 2020 Chamber of Commerce

#40 Best Place to Live in U.S. 2019 Money Magazine.

