

# Retail Pad Available

SWC OF US HIGHWAY 24 & WASHINGTON AVE | SIMLA, CO 80835



## PROPERTY HIGHLIGHTS

- Rare pad opportunity in Simla, CO positioned for gas and convenience development
- Currently only one gas station within a 55-mile corridor between Falcon and Limon on Hwy 24
- Comparable Loaf & Jug in Calhan, CO 14 miles away serves 408,000+ annual visitors, validating regional fuel demand
- Strategically located to capture traffic before extended rural stretches
- Large pad accommodates efficient circulation, multi-pump fueling, truck access, and future QSR or coffee pad

## PROPERTY DETAILS

LOT SIZE	2.10 Acres
LEASE / SALE PRICE	Contact broker
CITY/COUNTY	Simla/Elbert

DAVID DOBEK

Director

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GRACE NEWMAN

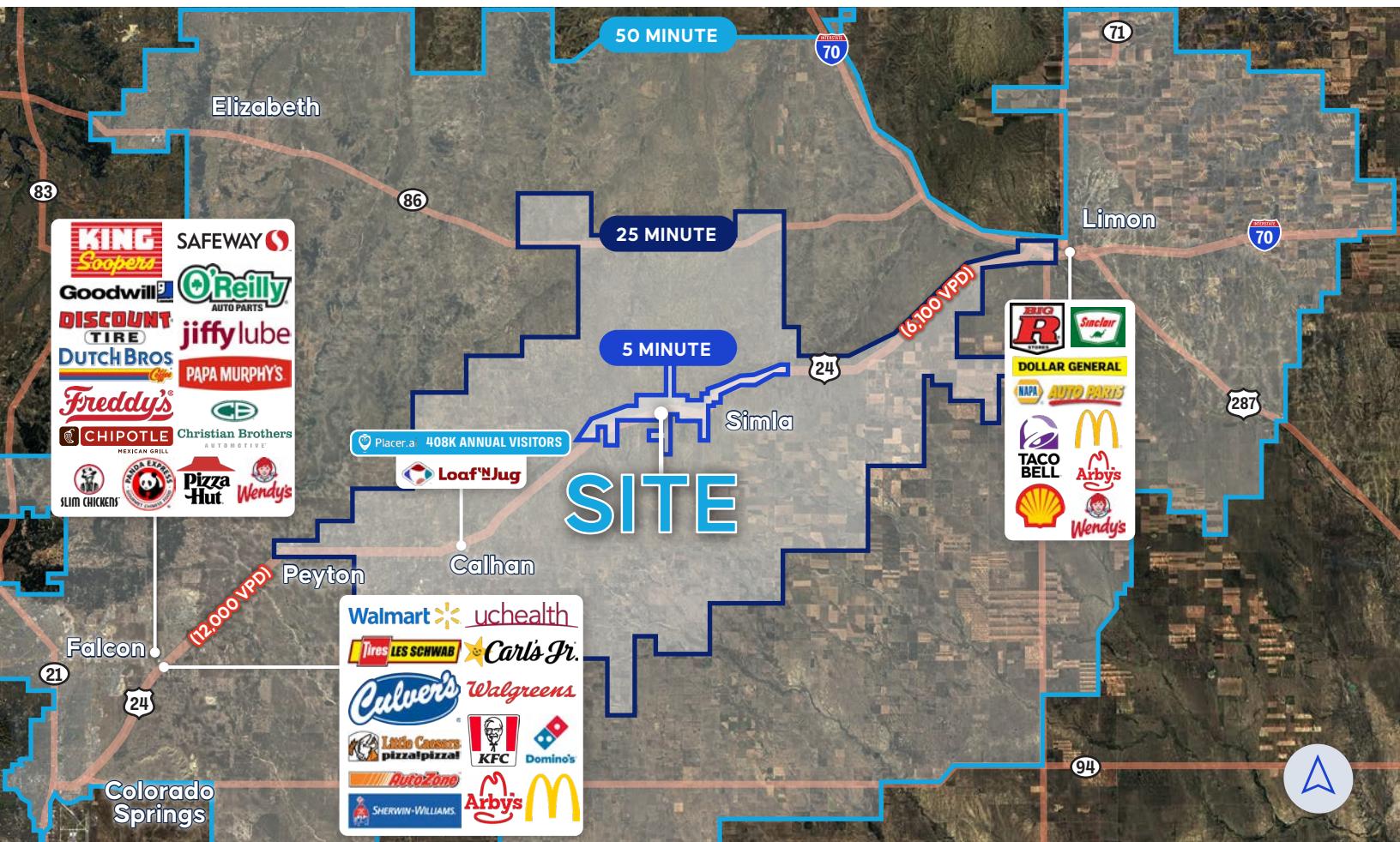
Associate

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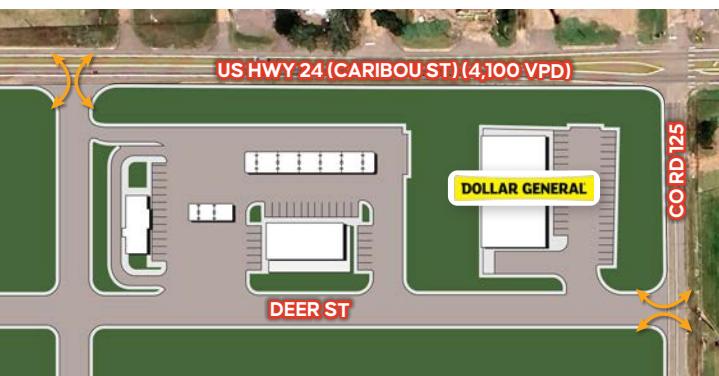
STRONG VISITS AT THE NEAREST GAS STATION 14 MILES AWAY POINT TO UNMET REGIONAL FUEL DEMAND



ANNUAL VISITS  
408,000

COLORADO  
120 / 1,334

CATEGORY: SHOPS & SERVICES  
Data provided for 2025



2025 DRIVE TIME	5 MIN	25 MIN	50 MIN
TOTAL POPULATION	597	5,202	214,162
AVG HH INCOME	\$108,407	\$110,011	\$128,642
BUSINESSES	37	215	6,673
DAYTIME POPULATION (EMPLOYEES)	238	1,601	76,135

All information contained herein is from sources deemed reliable, but no warranty or representation is made as to its accuracy. Interested parties should independently verify all information, including but not limited to property details, zoning, availability, and statements of income and expenses, and should consult with their own advisors.

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