



1,692 SF AVAILABLE

# Drive-Thru Restaurant Building For Lease

317 W MAIN ST • STERLING, CO







**SIZE**  
 Building: 1,692 SF  
 Lot: 0.37 Acres

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**ASKING RENT**  
 \$100,000 Annually

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**NNN**  
 ABSOLUTE

317 W MAIN ST • STERLING, CO

## Property Overview

- Located next to 7-Eleven, McDonalds, Walgreens, Starbucks & Family Food Market Grocery
- Just down the street from Ace Hardware, Bomgaars, Home Depot and Walmart

Demographics	3 MILE	5 MILE	10 MILE
Residential Population	13,999	14,893	15,951
Avg. HH Income	\$66,480	\$68,065	\$68,783
Employees	7,267	8,296	8,487

Year: 2023 | Source: CoStar

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