

RETAIL
FOR LEASE
OXFORD MARKETPLACE

1811 FREMONT DRIVE
CANON CITY, CO



JOIN HARBOR FREIGHT TOOLS & AUTOZONE

VACANCY: UNIT A @ 7,806 SQUARE FEET: \$11-\$12/sf

VACANCY: UNIT E @ 4,427 SQUARE FEET: \$13-\$14/sf

\$2.30 sf – 2020 NNN

Main Street Facing / Canon City / Hwy 50 - VPD: 22,000

Building Size: 36,500 sf Parcel Size: 2.10 Acres 400+ Parking Spaces

CALL FOR MORE INFORMATION: Carolyn Carter (719)351-1269

Carolyn.carter@mountainpropertybuilders.com

Demographics

	<u>3miles</u>	<u>5miles</u>	<u>10miles</u>
Population:	24,054	30,042	40,375
Households:	10,056	10,838	13,997
Ave HHI:	\$62,005	\$65,032	\$64,640



Outstanding Visibility, End Caps, Easy Access to Hwy 50, Zoning c-2, Lots of Parking, Pylon Signage

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