

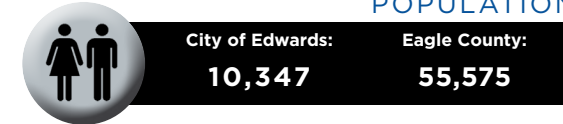
RIVERWALK RETAIL/CONDO SPACE FOR SALE

38 U.S. Highway 6, Edwards, Colorado



DEMOGRAPHICS

POPULATION



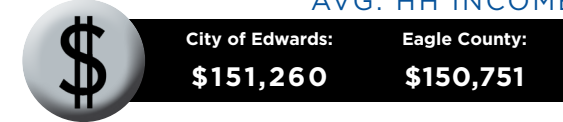
DAYTIME POPULATION



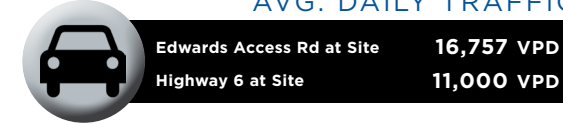
HOUSEHOLDS



AVG. HH INCOME



AVG. DAILY TRAFFIC



PROPERTY OVERVIEW:

- 7,052 SF available for sale - **price reduced!**
- 4,830 SF first floor and 2,222 SF basement
- **Asking Price: \$1,900,000**
- In place income with Smile Doctors lease
- High profile location in Edwards
- Easy access from the busiest intersection



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SINGLETREE NEIGHBORHOOD

34,000 VPD

SITE



WECMRD Field House & Freedom Park

BATTLE MOUNTAIN HIGH SCHOOL
744 Students

Vail (14 Miles) →
Beaver Creek (5 Miles) →

BERRY CREEK MIDDLE SCHOOL
352 Students

JUNE CREEK ELEMENTARY
316 Students

11,000 VPD

CORDILLERA NEIGHBORHOOD

ARROWHEAD

