

Turnkey Bar For Sale

121 W Midland Ave | Woodland Park, CO 80863



PRICE REDUCTION - CALL BROKER FOR PRICING



FOR SALE

PRICE

\$450,000

PROPERTY TAXES

\$4,142 (2022)

PROPERTY

960 SF Building with
2,450 SF Patio

CITY/COUNTY

Woodland Park / Teller

ZONING

Central Business District

ABOUT THE PROPERTY

- Turnkey bar for sale in downtown Woodland Park
- All furniture, fixtures, and equipment included in the sale price
- Located on the signalized hard corner of W Midland Ave and S Center St
- Located on the entryway to Woodland Park's largest new development, Woodland Station, a 6.3-acre mixed-use project consisting of a restaurant, culinary school, events center, and housing
- Contact brokers for plans and equipment list

TRAFFIC COUNTS

W Midland Ave: w/o N Park St 31,000 VPD
W Midland Ave: e/o N Park St 26,000 VPD
Year: 2017, 2022 | Source: Woodland Park, CO / Esri

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,915	11,490	13,644
Total Households	2,091	4,769	5,742
Avg. Household Income	\$102,682	\$114,037	\$113,671
Daytime Population	4,753	10,264	11,663

Year: 2022 | Source: Esri

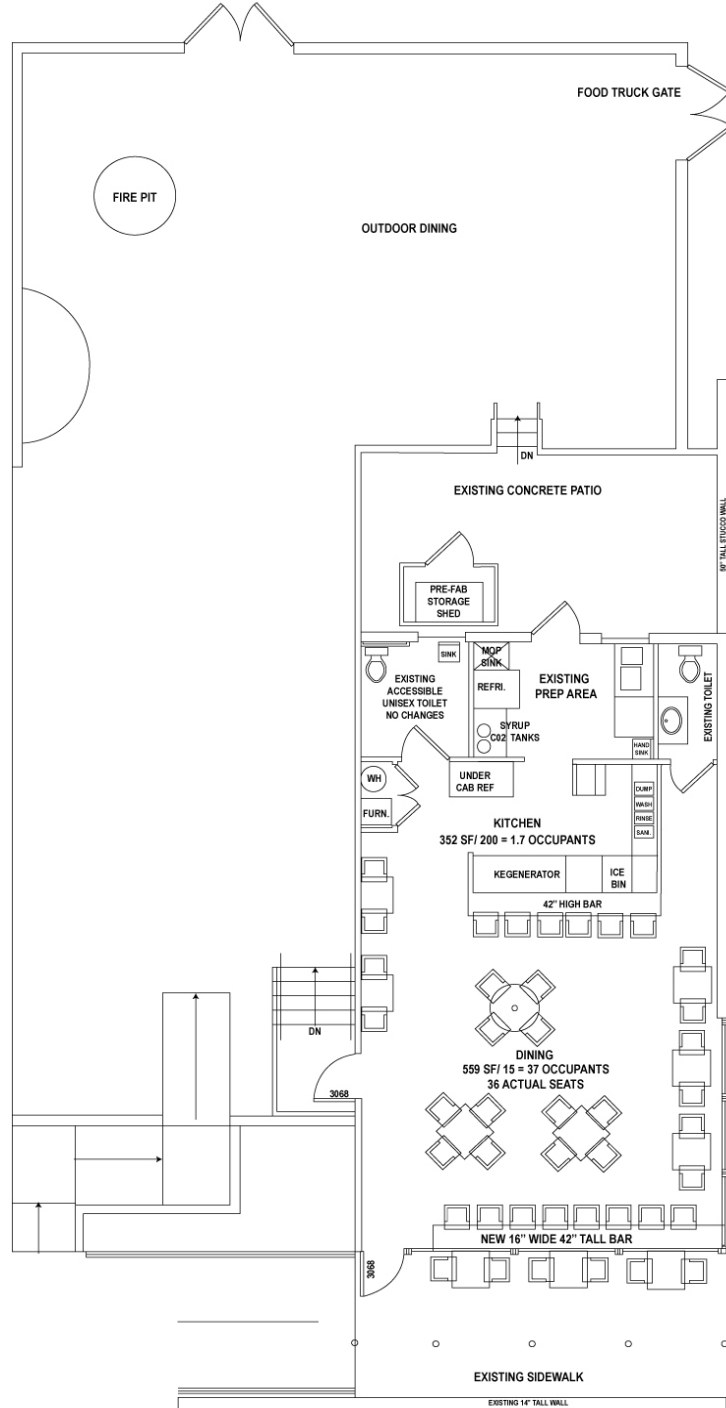
CONTACT

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S CENTER STREET



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Downtown Woodland Park

Woodland, CO



110 Reserve
Zebz OutFooter
Woodland Square
Vintage Market

SITE

Woodland Station
Planned 6.3 Acre
Mixed-Use Project
consisting of a restaurant,
culinary school, events ctr,
and housing

31,000 VPD

**Our Lady of
the Woods Parish**

Kavanagh Field

Public Parking
50 Stalls

Public Parking
20 Stalls

Public Parking
35 Stalls

Cheryl Jones Mountain
Realtor/LoKation
Real Estate

**FARMERS
INSURANCE**

**PIKES PEAK
POLARIS**

studio
west
aveda

Clearwater
Grooming &
Pet Care

Bliss Hair
Studio

Thai Good
Eats

Rocky n' Roll
Music

HERBALIFE
NUTRITION

HUNGRY BEAR

Bier
Werks

Lichina Auto
& Truck Repair

Self
STORAGE
687-6042

Red Baron
Car Wash

Mountain Vapor
Lounge, Inc
Colorado Mountain
Spas
Stevens Carpet Plus
Midland Coin Laundry

24

Soj24 pool hall

WILLIAMS
LOG CABIN
FURNITURE CO.

JUDGES
Joanie's Deli
and Bakery

State Farm

Grandmother's
Kitchen

DINOSAUR RESOURCE CENTER

Savage
Ancient Seas

TRIEBOLD
Palaeontology Inc

Woodland Park
Public Library

UTE PASS
Cultural Center

UTE Pass
Historical Society

Clocktower Condos

Weaver

N Center St

E Henrietta Ave

N Park St

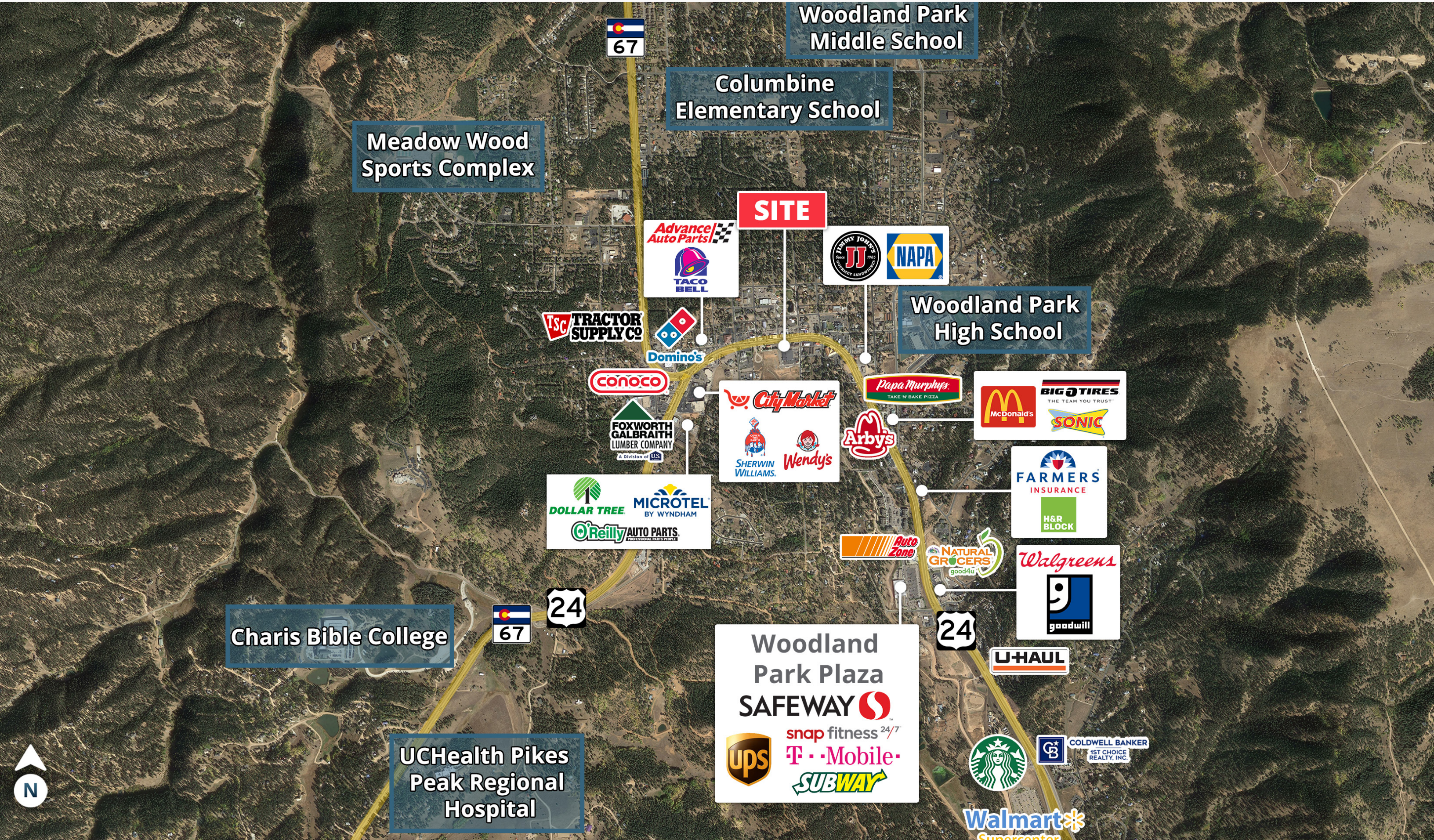
N Laurel St

S Fairview St

S Park St

S West St

Pikes Peak Ave



Woodland Park Middle School

Columbine Elementary School

Meadow Wood Sports Complex

SITE

Woodland Park High School

Charis Bible College

UCHealth Pikes Peak Regional Hospital

Woodland Park Plaza
SAFEWAY
snap fitness 24/7
ups T-Mobile SUBWAY

Walmart Supercenter



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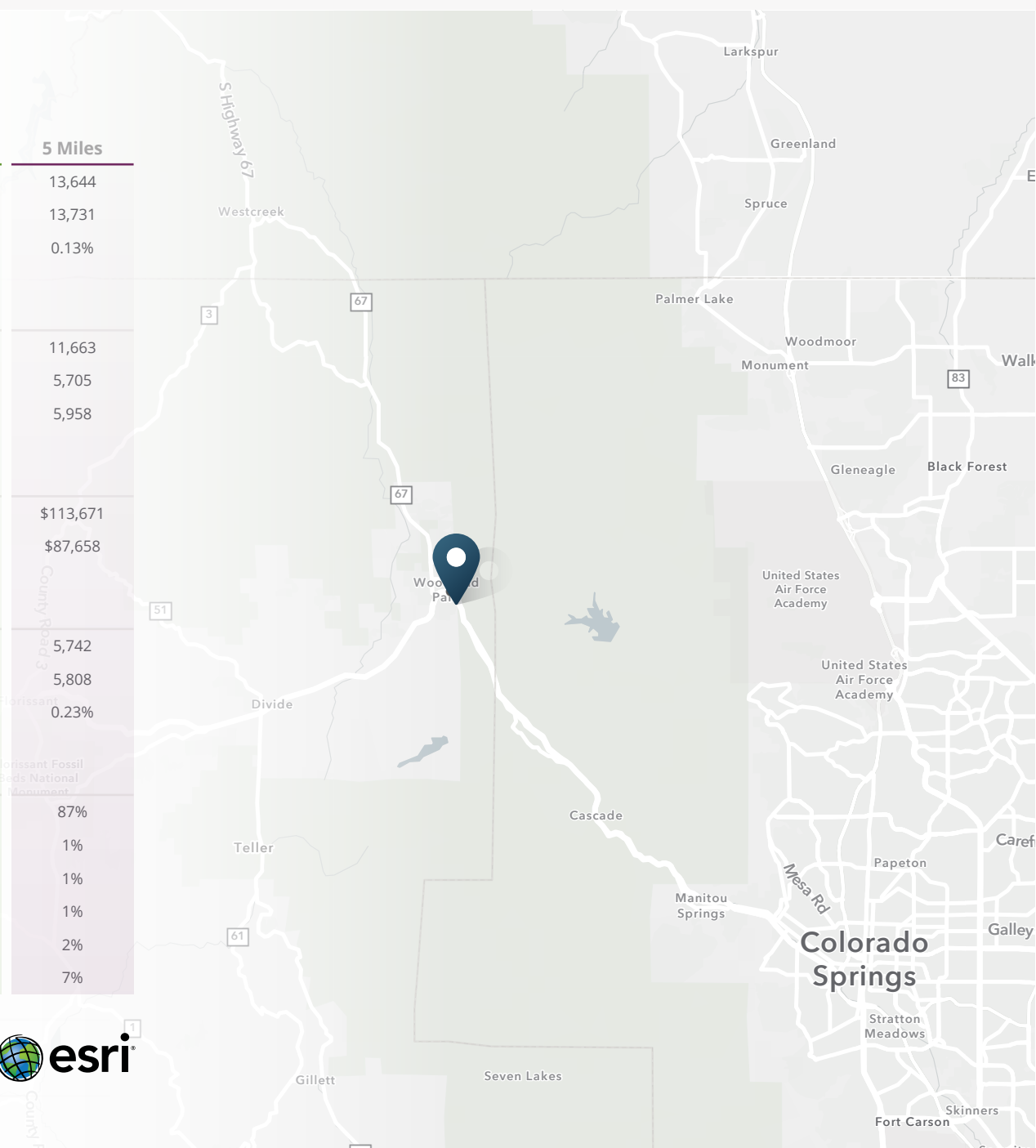
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DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2022 Estimated Population	4,915	11,490	13,644
2027 Projected Population	4,928	11,540	13,731
Projected Annual Growth 2022 to 2027	0.05%	0.09%	0.13%
Daytime Population			
2022 Daytime Population	4,753	10,264	11,663
Workers	2,742	5,281	5,705
Residents	2,011	4,983	5,958
Income			
2022 Est. Average Household Income	\$102,682	\$114,037	\$113,671
2022 Est. Median Household Income	\$78,116	\$88,497	\$87,658
Households & Growth			
2022 Estimated Households	2,091	4,769	5,742
2027 Projected Households	2,111	4,818	5,808
Projected Annual Growth 2022 to 2027	0.19%	0.20%	0.23%
Race & Ethnicity			
2022 Est. White	86%	87%	87%
2022 Est. Black or African American	1%	1%	1%
2022 Est. Asian or Pacific Islander	1%	1%	1%
2022 Est. American Indian or Native Alaskan	1%	0%	1%
2022 Est. Other Races	2%	2%	2%
2022 Est. Hispanic	8%	7%	7%

SOURCE 1





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