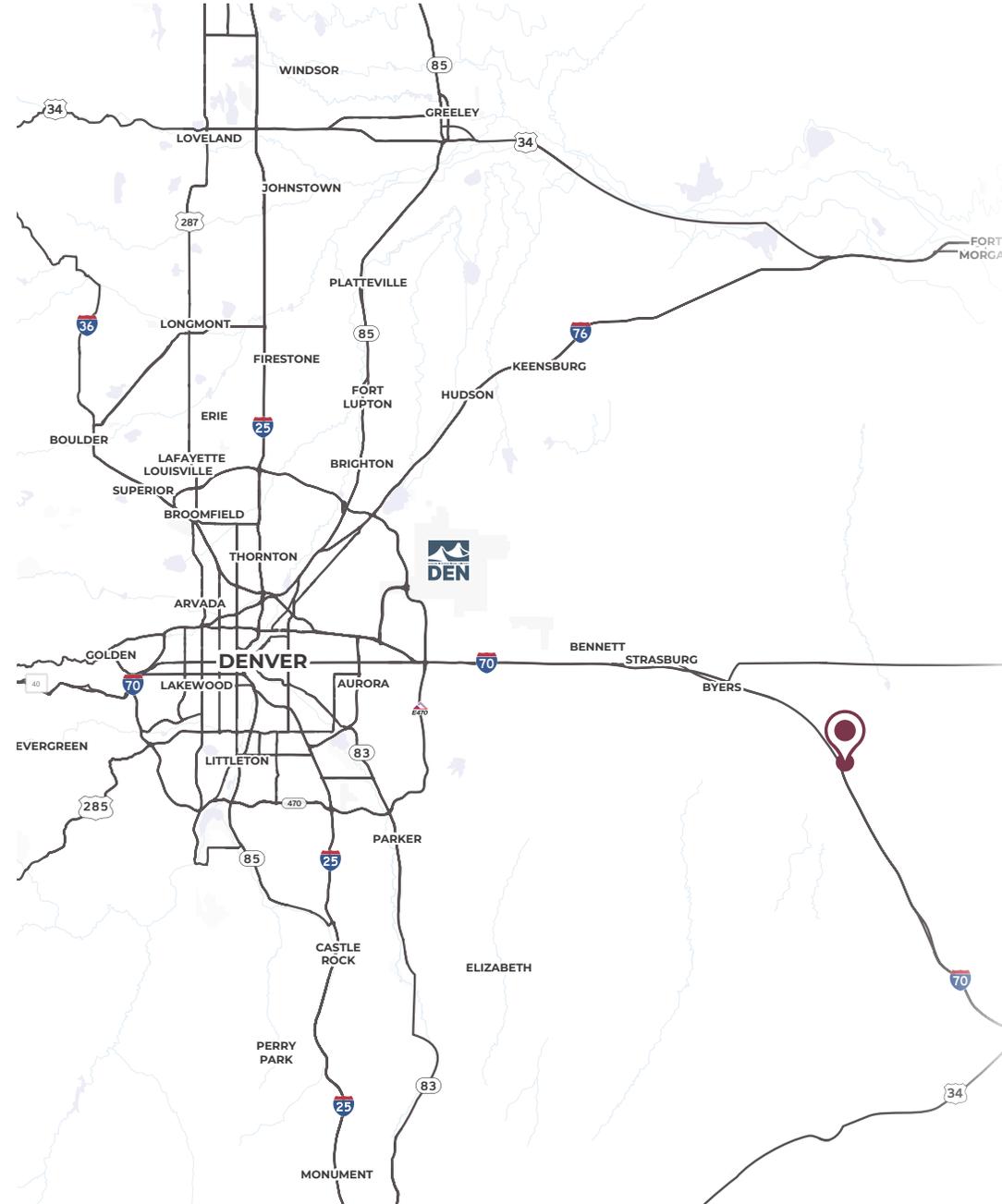


# 484 7th Avenue

Deer Trail, CO 80105

AVAILABLE FOR LEASE OR SALE



## PROPERTY HIGHLIGHTS

- 1.26 AC available for sale or ground lease
- Adjacent to proposed Maverik gas and convenience store
- Prime opportunity for a QSR on a stretch of I-70 with limited services
- Access to pylon sign with excellent visibility to I-70



## DEMOGRAPHICS

CATEGORIES	5 MILE	10 MILE	15 MILES
Estimated Population	1,523	2,376	4,893
Projected Population (2026)	1,684	2,552	5,150
Average Household Income	\$110,665	\$132,383	\$134,407
Median Age	34.4	34.8	39.4
Daytime Population (Employees)	199	316	990
Number of Businesses	27	47	141

Source: Esri 2025

## TRAFFIC COUNTS

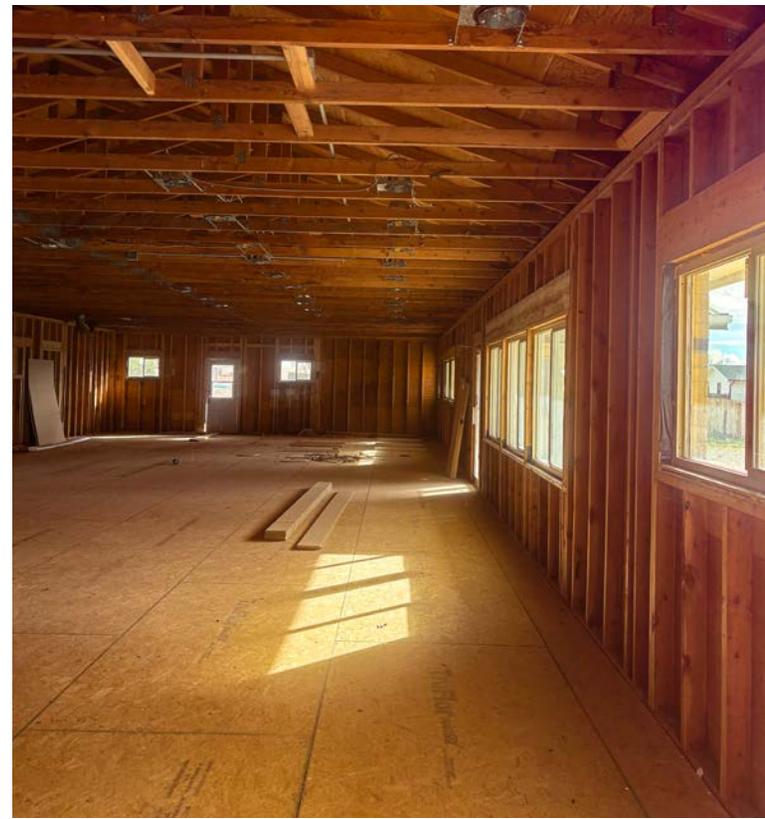
LOCATION	CARS/DAY
Cedar Ave east of I-70	1,600
I-70 north of Cedar Ave	13,821
I-70 south of Cedar Ave	14,000

Source: CDOT 2024

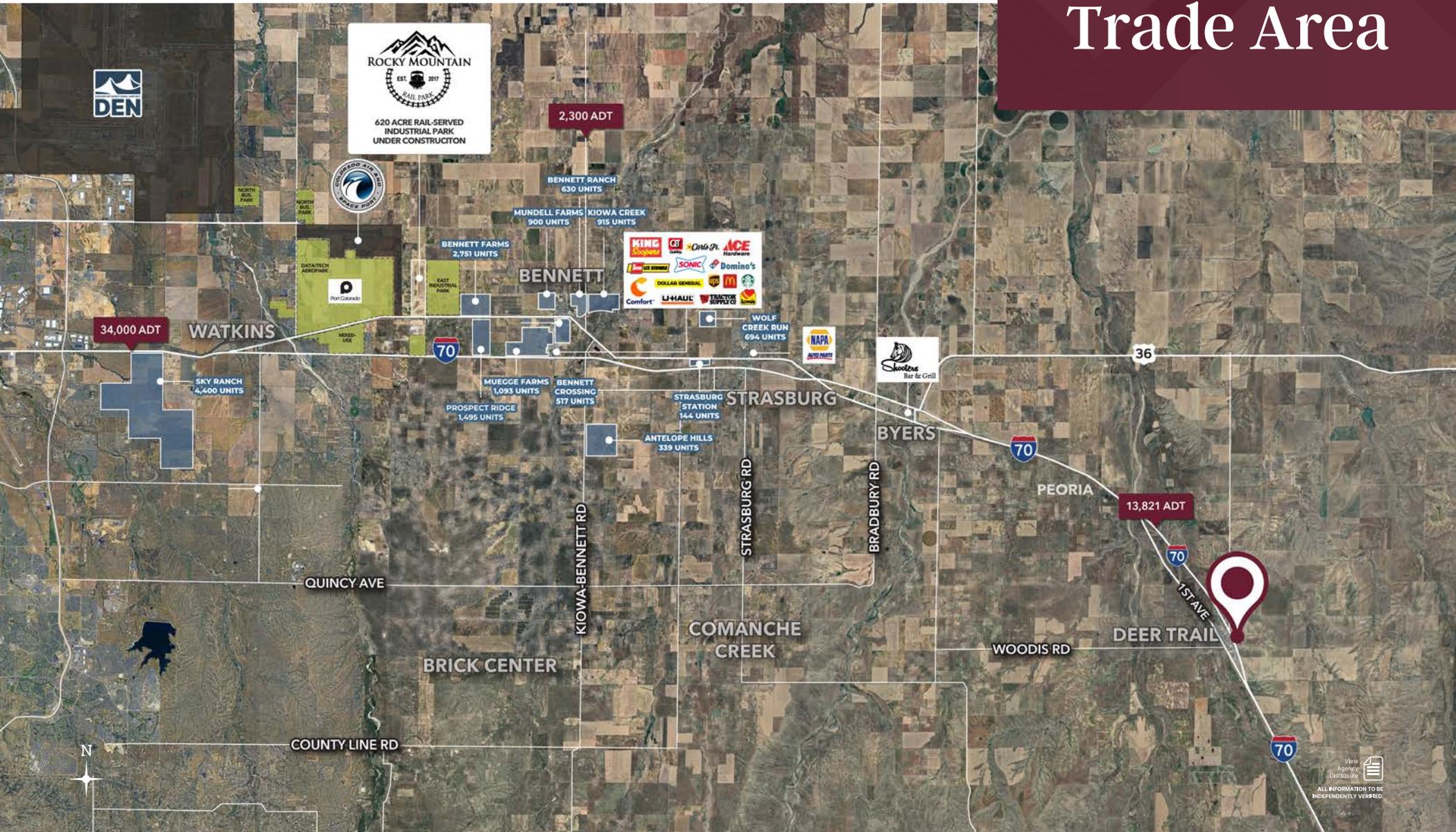
**PRIME OPPORTUNITY ON A STRETCH OF I-70 WITH LIMITED SERVICES!**

# Site Plan





# Trade Area



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BROKERAGE

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