

# 10 STONE QUARRY ROAD

Battlement Mesa, Colorado 81635

AVAILABLE FOR LEASE, GROUND LEASE OR PURCHASE



## HIGHLIGHTS

**3.75 AC AVAILABLE** FOR LEASE, GROUND LEASE OR PURCHASE.

LOCATED IN THE **THRIVING METROPOLIS** OF BATTLEMENT MESA, COLORADO JUST A STONE'S THROW AWAY FROM PARACHUTE, COLORADO.

LOCATED ALONG BATTLEMENT PARKWAY, THE **MAIN THOROUGHFARE** THROUGH TOWN.

**Kyle Underwood**

720.529.2886 | [kunderwood@legendllp.com](mailto:kunderwood@legendllp.com)

**Julie McBrearty**

720.529.2992 | [jmcbrearty@legendllp.com](mailto:jmcbrearty@legendllp.com)

**LEGEND**  
PARTNERS 

5150 E. Yale Circle | Denver, CO 80222  
720.529.2999 | [www.legendllp.com](http://www.legendllp.com)





# LOCATION



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 EST. POPULATION	2,706	6,739	6,823
2024 PROJECTED POPULATION	3,015	7,448	7,541
2019 EST. DAYTIME POPULATION	378	1,339	1,468
2019 EST. AVG HH INCOME	\$100,007	\$94,646	\$94,480
2019 EST. HOUSEHOLDS	1,154	2,643	2,678
2019 EST. BUSINESSES	59	153	165

## TRAFFIC

**BATTELEMENT PARKWAY**  
20,000 VEHICLES PER DAY

PARTNER **XTEAM**  
RETAIL ADVISORS