



NEW PRICE! FOR SALE - RETAIL SPACE & SEPARATE BUSINESS OPP

**\$697,000**

**13581 S Glen Drive, Pine, CO 80470**



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Executive Summary



**OFFERING SUMMARY**

<b>Sale Price:</b>	\$697,000
<b>Price / SF:</b>	\$145.94
<b>Lot Size:</b>	0.795 Acres
<b>Year Built:</b>	1972
<b>Building Size:</b>	4,776 SF
<b>Market:</b>	Pine
<b>Submarket:</b>	Foothills

**PROPERTY OVERVIEW**

Outstanding Retail Property with opportunity to purchase an established business with long-term clientele, for additional cost. Population of this area is growing rapidly. Daily traffic on 285 is estimated at 18,000. Three office / retail spaces in top of the building for additional rental income. One Tenant space has current occupancy.

**LOCATION OVERVIEW**

- \* Great Location, immediately off of Hwy 285
- \* Existing business (feed store) available for sale at additional cost
- \* Building Square Footage includes 1200 SF Storage Pole Barn with Metal Siding on property
- \* Price also includes all storage units on property
- \* Existing Tenant in upstairs space for additional rental income, other space is also available

Retailer Map



Additional Photos



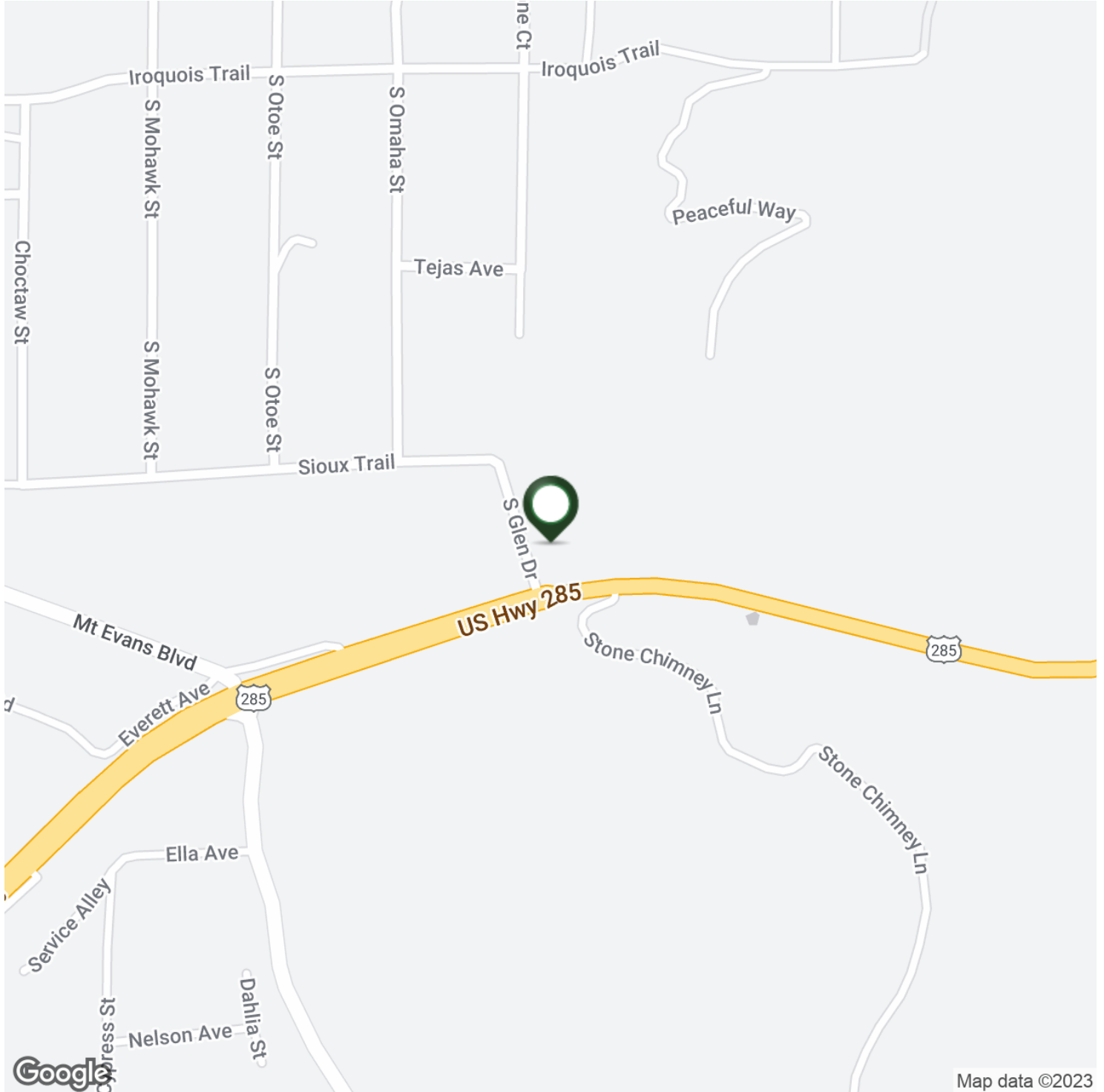


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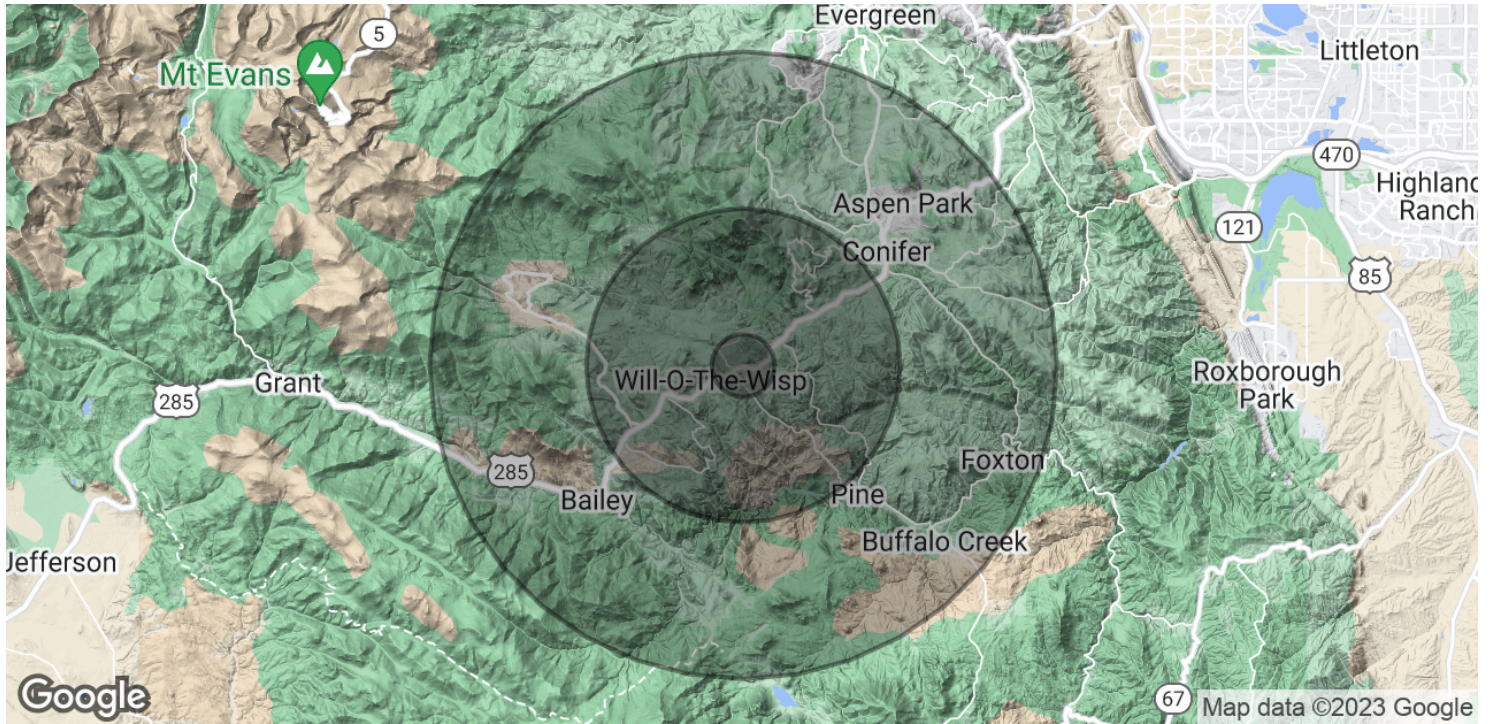
Location Maps



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Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	337	5,095	19,365
Average age	45.4	45.1	45.0
Average age (Male)	44.7	44.3	44.2
Average age (Female)	46.0	45.6	45.6

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	131	2,020	7,852
# of persons per HH	2.6	2.5	2.5
Average HH income	\$112,616	\$105,841	\$103,813
Average house value	\$389,958	\$392,897	\$412,081

\* Demographic data derived from 2020 ACS - US Census