

8,670 VPD

105

105

Subject Property



Beacon Lite Rd

Buttonwood Ct

W Highway 105 Monument, CO 80132

27,878 SF | 0.63 AC of LAND FOR SALE

PROPERTY SPECIFICATIONS

- ❖ 0.63 Acres Available
- ❖ Zoned: DB (Downtown Business)
- ❖ Traffic Counts at Hwy 105 & I-25 are approximately 61,902 Vehicles per Day

- ❖ Located Near Monument City Town Hall
- ❖ Excellent Visibility from Highway 105

**ASKING SALE PRICE:
\$265,000.00 | \$9.50 PSF**



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DEMOGRAPHICS (2023)

1 Mile 3 Miles 5 Miles



3,922 23,963 42,040

POPULATION



1,512 8,908 15,130

HOUSEHOLDS



\$112,839 \$147,295 \$153,546

AVG HHLD
INCOME



Exclusively Marketed By:

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