

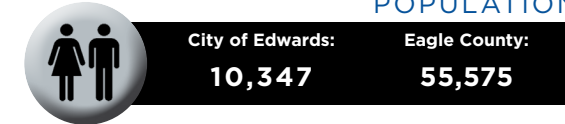
RIVERWALK RETAIL/CONDO SPACE FOR SALE

38 U.S. Highway 6, Edwards, Colorado



DEMOGRAPHICS

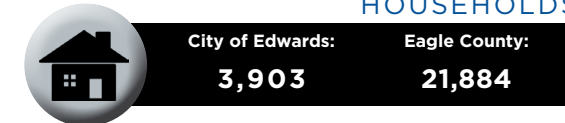
POPULATION



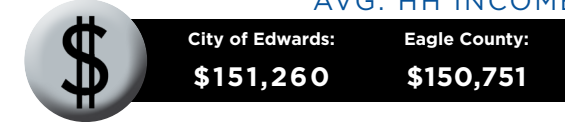
DAYTIME POPULATION



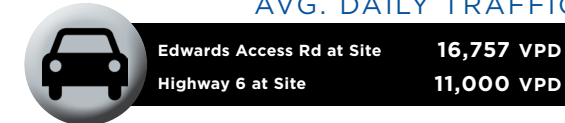
HOUSEHOLDS



AVG. HH INCOME



AVG. DAILY TRAFFIC



PROPERTY OVERVIEW:

- 7,052 SF available for sale
- 4,830 SF first floor and 2,222 SF basement
- In place income with Smile Doctors lease
- High profile location in Edwards
- Easy access from the busiest intersection



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SINGLETREE NEIGHBORHOOD

SITE

34,000 VPD



WECMRD Field House & Freedom Park

BATTLE MOUNTAIN HIGH SCHOOL
744 Students

Vail (14 Miles)
Beaver Creek (5 Miles)

BERRY CREEK MIDDLE SCHOOL
352 Students

JUNE CREEK ELEMENTARY
316 Students



CORDILLERA NEIGHBORHOOD

ARROWHEAD

