

# CAÑON CITY LAND FOR SALE

530 Royal Gorge Boulevard (Highway 50)



## Cañon City Demographics

### POPULATION



17,700

### DAYTIME POPULATION



6,380

### HOUSEHOLDS



7,188

### AVG. HH INCOME



\$92,495

### AVG. DAILY TRAFFIC



17,318 vpd  
on Hwy 50 at Site

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## PROPERTY OVERVIEW:

- Cañon City parcel available for sale
- Size: 10,560 SF
- Highway 50 location
- Easy access and great visibility
- Underserved trade area

CROSBIE

REALESTATE

GROUP



# CAÑON CITY LAND FOR SALE

530 Royal Gorge Boulevard (Highway 50)



Cañon City  
Downtown  
Historic  
District

**SITE**

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