## DURANGO TOWN CENTER

1125, 1145 & 1185 S Camino Del Rio, Durango, CO





- · Walmart anchored shop space available for lease
- 960 SF 3,650 SF available
- Dominant shopping center in trade area with an estimated 2 million visitors per year
- Center includes 3 shop space buildings at highly visible and signalized intersection



### **DEMOGRAPHICS**



#### **POPULATION**

1 Mile: 649
3 Mile: 5,038
5 Mile: 22,918



#### **EMPLOYEES**

1 Mile: 3,047
3 Mile: 11,328
5 Mile: 19,809



#### AVG. HH INCOME

1 Mile: \$74,383 3 Mile: \$96,821 5 Mile: \$119.071



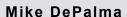
#### **HOUSEHOLDS**

1 Mile: 295
3 Mile: 2,449
5 Mile: 9,687



#### TRAFFIC COUNTS

On Hwy 550 at Site: **34,000 vpd** 



720 598 6043

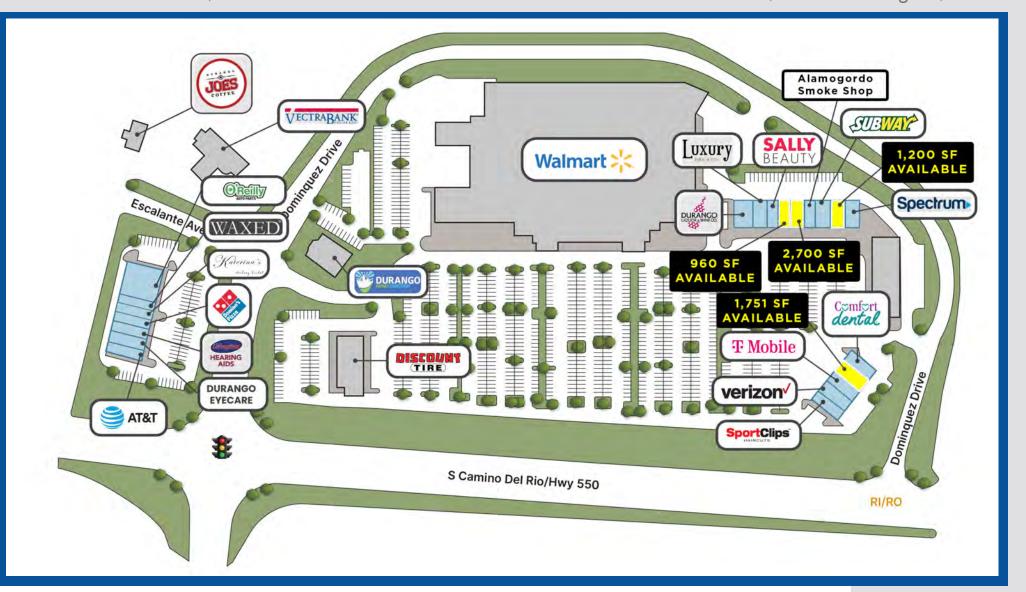
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Regional draw with no other

Walmart locations within 45 miles



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