

PUEBLO CROSSING PAD SITES

SWC I-25 & Dillon Drive, Pueblo, CO



PROPERTY OVERVIEW

- Up to three pads available for sale, ground lease, or build-to-suit
- Drive-thrus available on each pad
- 4.6 AC total land
- New I-25 interchange on Dillon Dr now open
- High growth trade area
- Highway visibility

DEMOGRAPHICS

POPULATION	
2 Mile:	21,508
5 Mile:	76,153
10 Mile:	155,246

EMPLOYEES	
2 Mile:	11,628
5 Mile:	33,907
10 Mile:	51,337

AVG. HH INCOME	
2 Mile:	\$93,007
5 Mile:	\$77,191
10 Mile:	\$87,553

HOUSEHOLDS	
2 Mile:	9,425
5 Mile:	31,524
10 Mile:	62,977

TRAFFIC COUNTS	
I-25 s/o Dillon Dr:	51,158 vpd
Elizabeth s/o Wills:	6,477 vpd
Dillon Dr w/o I-25:	8,789 vpd



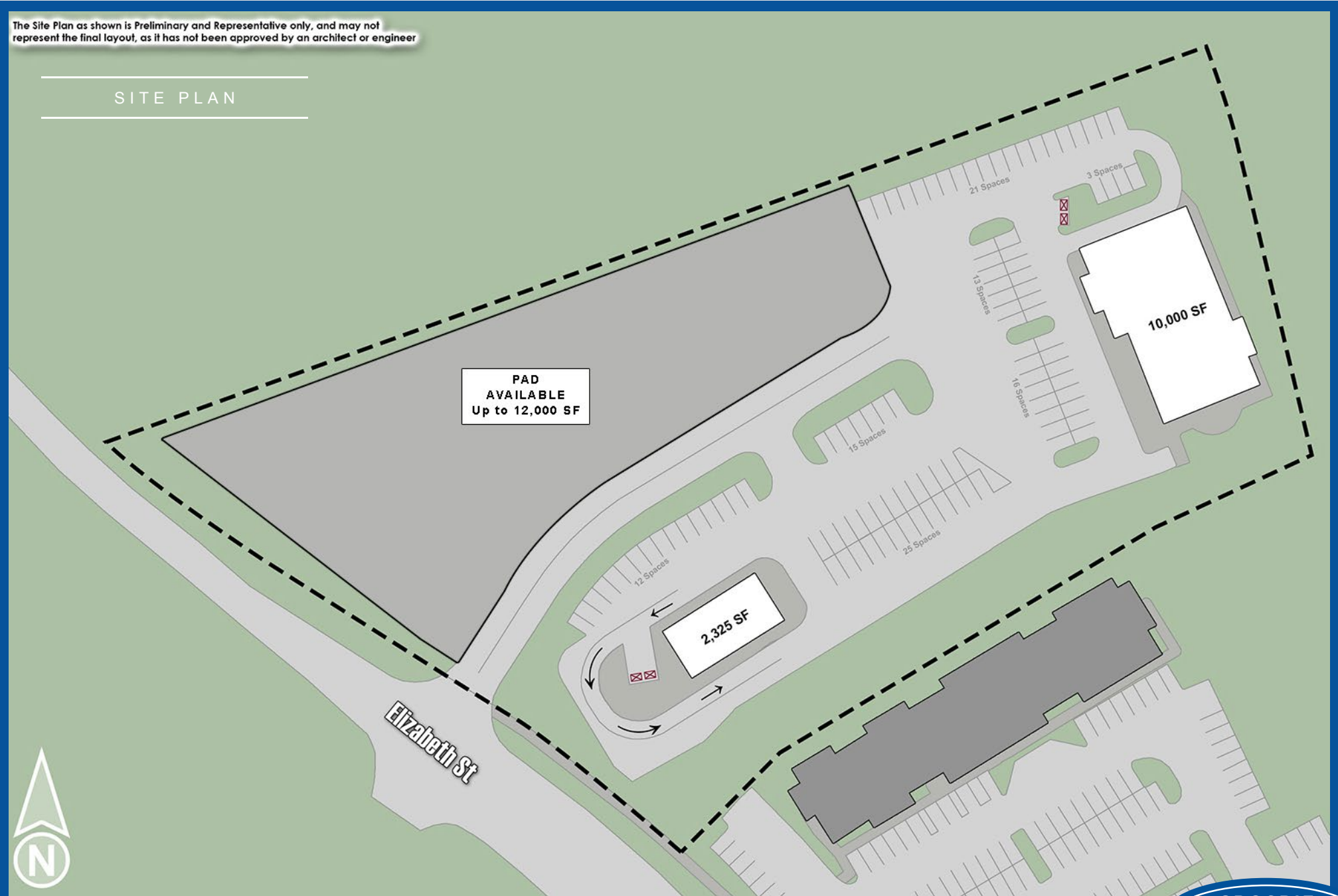
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The Site Plan as shown is Preliminary and Representative only, and may not represent the final layout, as it has not been approved by an architect or engineer

SITE PLAN



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GROUP