

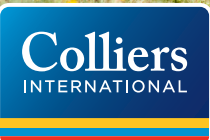
760-800 EAST KIOWA AVENUE

COUNTRYSIDE VILLAGE

ELIZABETH • CO 80107



“Elbert County is one of the
TOP 10 fastest growing counties
in the nation - *TownofElizabeth.org*”



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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

RETAIL & OFFICE

SPACE FOR LEASE

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DEMOGRAPHICS

Source: ESRI 2017 Estimates

	1 MILES	3 MILES	5 MILES
Population	5,367	10,174	26,643
Average HH Income	\$114,682	\$114,643	\$130,981
Employees	4,517	7,273	18,013

TRAFFIC COUNTS

Source: MPSI 2016 Estimates

East Kiowa Road West of CR 17:	11,000 VPD
East Kiowa Road East of CR 17:	7,513 VPD

PROPERTY INFORMATION

Retail Availability: 980-3,540 SF

Office Availability: 258-2,560 SF

Lease Rate: Contact Broker

NNN: Contact Broker

HIGHLIGHTS

- High income area
- USPS located in center. All residents of Elizabeth must pick up their mail at this location
- 136 single family residential units have been approved in the immediate area

SITE PLAN

West Kiowa Avenue

County Road 17

TENANTS

B1	Vapez	H2	Karen L. Tate Public Accountant
C1	AVAILABLE - 2,590 SF	H3	White Wolf Medicine
D1	AVAILABLE - 980 SF	H4	AVAILABLE - 1,400 SF
E1A	Taylor Mortgage Group	H5	Sweet Alfas
E1B	The Embellished Rose	H6-H8	Bentley's Pet Stuff
E1C	AVAILABLE - 1,120 SF	H9	Sizzor Magic
2ND FLOOR OFFICE	AVAILABLE - 258-2,560 SF	H10	Domino's Pizza
H1	Golden Joe Coffee	H11	Cherry Creek Properties
		H12	Timberline Family Dentist



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