



EVERGREEN
COMMERCIAL GROUP, LLC

NEW PRICE! FOR SALE - RETAIL SPACE & SEPARATE BUSINESS OPP

\$697,000

13581 S Glen Drive, Pine, CO 80470



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Executive Summary



OFFERING SUMMARY

Sale Price:	\$697,000
Price / SF:	\$145.94
Lot Size:	0.795 Acres
Year Built:	1972
Building Size:	4,776 SF
Market:	Pine
Submarket:	Foothills

PROPERTY OVERVIEW

Outstanding Retail Property with opportunity to purchase an established business with long-term clientele, for additional cost. Population of this area is growing rapidly. Daily traffic on 285 is estimated at 18,000. Three office / retail spaces in top of the building for additional rental income. One Tenant space has current occupancy.

LOCATION OVERVIEW

- * Great Location, immediately off of Hwy 285
- * Existing business (feed store) available for sale at additional cost
- * Building Square Footage includes 1200 SF Storage Pole Barn with Metal Siding on property
- * Price also includes all storage units on property
- * Existing Tenant in upstairs space for additional rental income, other space is also available

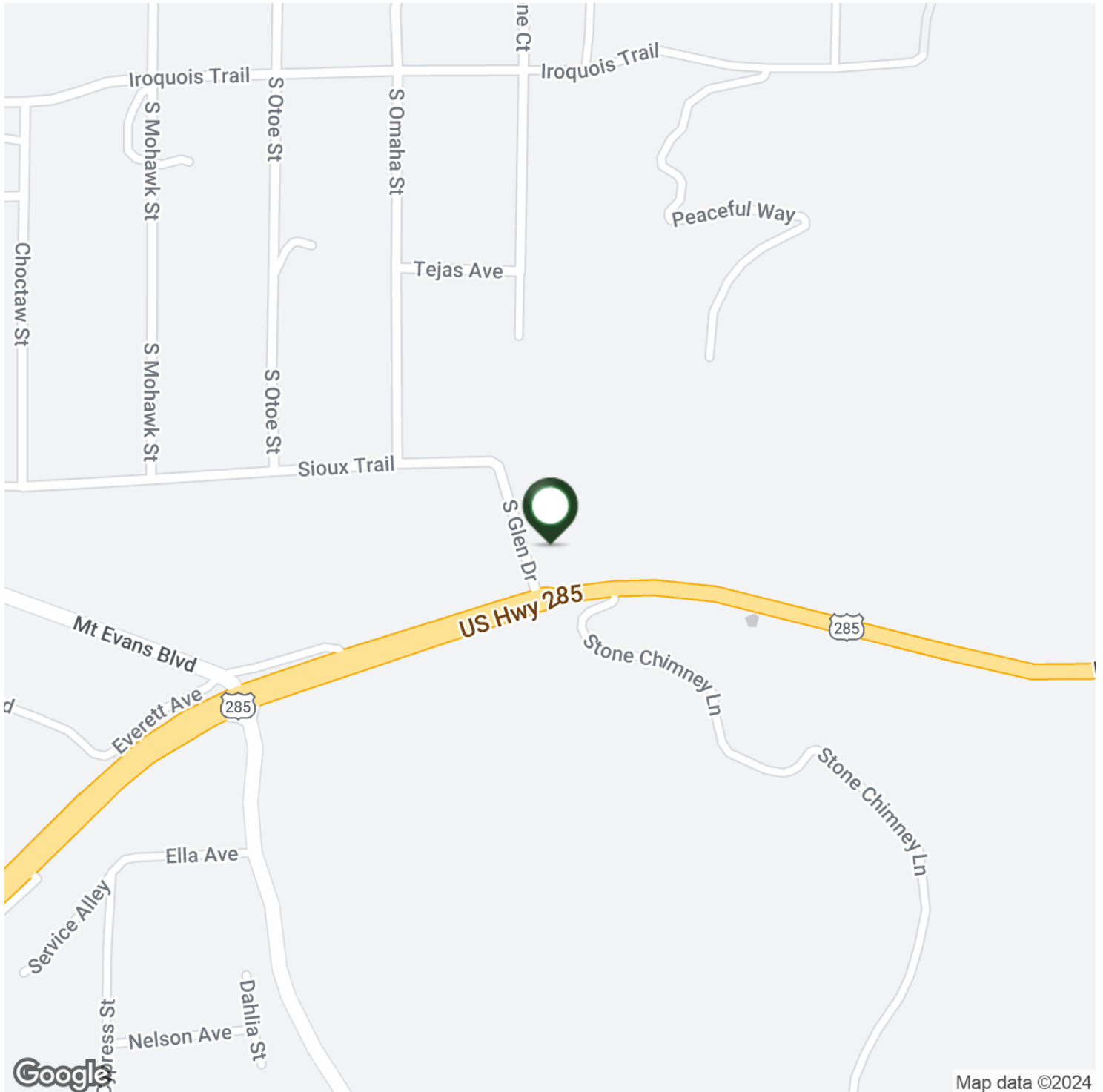
Retailer Map



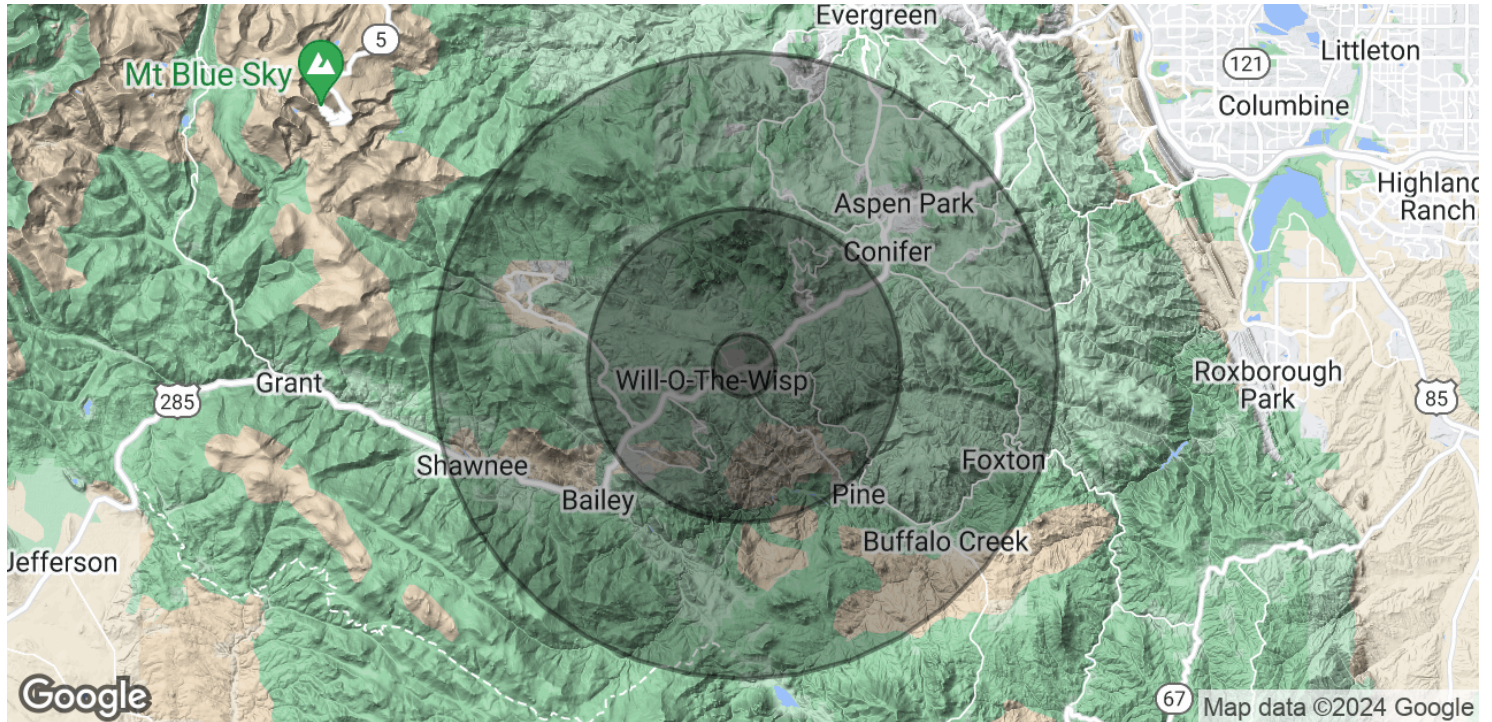
Additional Photos



Location Maps



Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	337	5,095	19,365
Average age	45.4	45.1	45.0
Average age (Male)	44.7	44.3	44.2
Average age (Female)	46.0	45.6	45.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	131	2,020	7,852
# of persons per HH	2.6	2.5	2.5
Average HH income	\$112,616	\$105,841	\$103,813
Average house value	\$389,958	\$392,897	\$412,081

* Demographic data derived from 2020 ACS - US Census