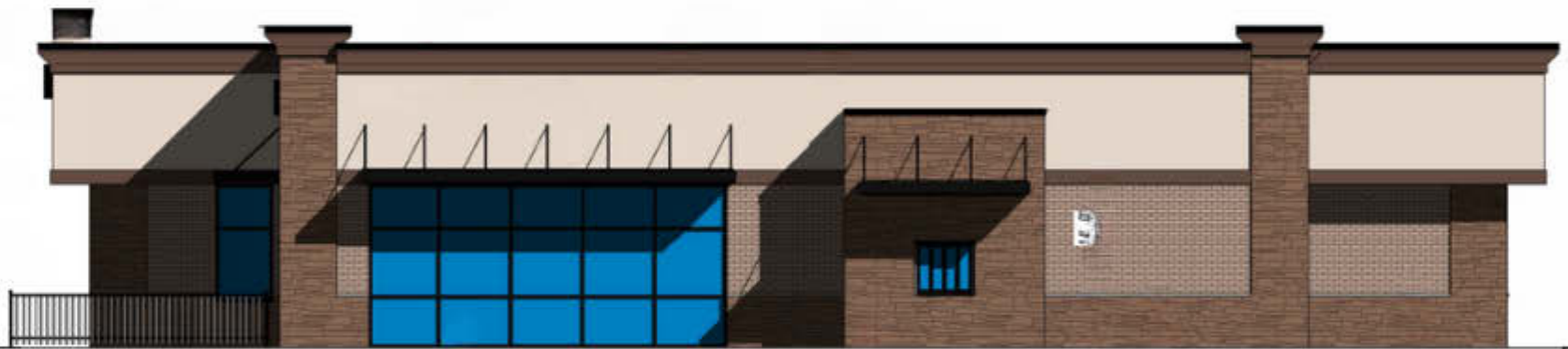


**FOR LEASE**  
Contact for Price



\*Conceptual Rendering\*

# FREESTANDING DRIVE-THRU RESTAURANT

905 W. Main Street, Sterling, Colorado 80751

For Lease Only

# HIGHLIGHTS & SITE PLAN

## FREESTANDING DRIVE-THRU RESTAURANT

### LOCATION

905 W. Main Street, Sterling, Colorado 80751

### PROPERTY INFORMATION

Property Type: Freestanding Drive-Thru Restaurant

Price: Contact Agent

Space Size: 2,086 SF

### PROPERTY HIGHLIGHTS

- Freestanding Drive-Thru Restaurant location surrounded by development
- Serving Northeaster Junior College and major employers
- Join brand new entries to the market such as Starbucks, Scooter Coffee and more
- Shadow anchored by Dollar General, Bomgaars, Ace Hardware, Buckle, Dollar Tree, Maurices and just east of Walmart and Home Depot
- BTS opportunity
- Located in a major hub for the town of Sterling, Colorado servicing some of the major employers and the residents that work for the major employers in this area
- Drive-thru location with ample parking and optimal carstack



### 2024 DEOGRAPHICS

 <b>Total Population</b>	1 MILE	6,640
	3 MILES	13,417
	5 MILES	16,250

 <b>Total Households</b>	1 MILE	2,907
	3 MILES	5,707
	5 MILES	6,032

 <b>Avg HH Income</b>	1 MILE	\$72,194
	3 MILES	\$74,426
	5 MILES	\$75,782

