



PAD SITES FOR SALE OR
BUILD-TO-SUIT OPPORTUNITY FOR LEASE

6683 CROSSROADS BOULEVARD

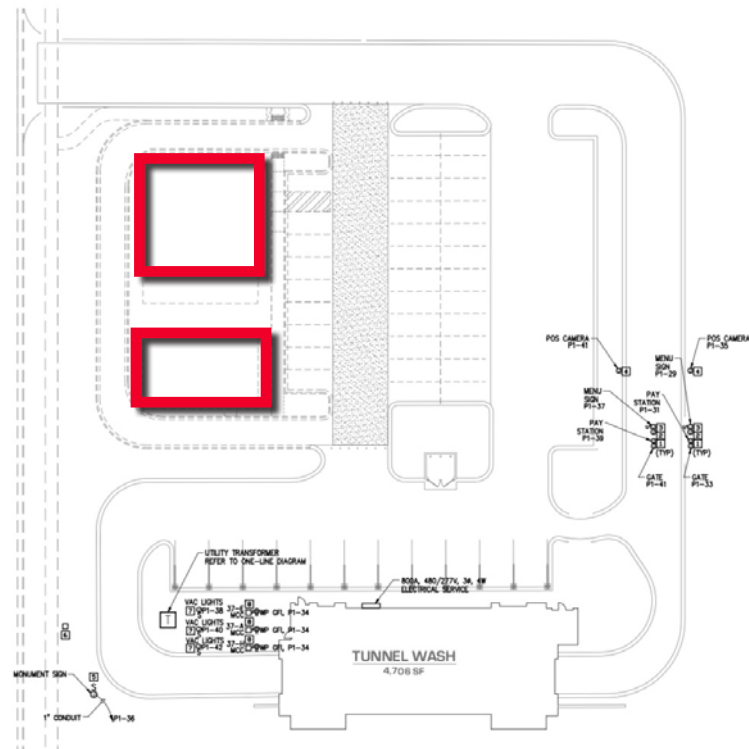
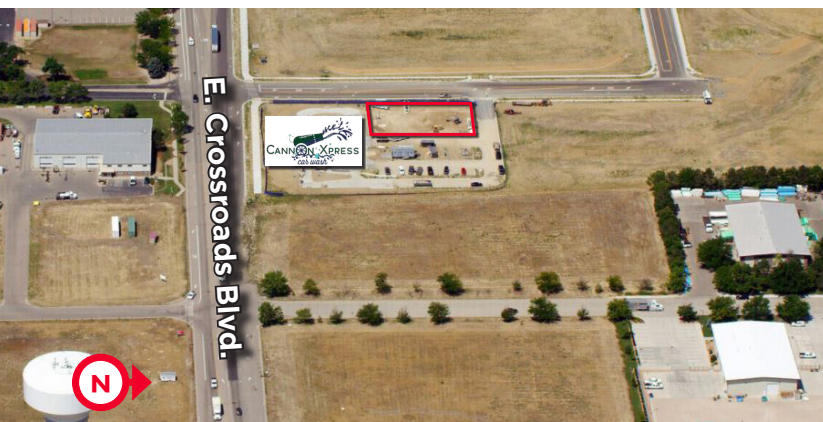
WINDSOR, COLORADO 80550



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±0.5 - 1 Acre Lot | Pricing Negotiable

These lots are located off of Crossroads Boulevard and Interstate 25. Sites have drive-thru capability and are almost pad ready. These sites would be perfect for a variety of uses from fast food, automotive, QSR, small retail, etc. with great visibility from Crossroads Boulevard. The property is minutes from Budweiser Events Center, multiple 200+ room hotels, and new dining options. Please call the listing brokers for additional information.





DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2020 Population (Pop.)	798	36,688	206,303
2020 Projected Pop.	908	55,923	267,631
Growth Rate ('20-'25)	12.8%	4.5%	3.0%
2020 Households (HH)	338	21,616	104,633
2025 Projected HH's	385	24,042	114,324
2020 Avg. HH Income	\$124,848	\$115,390	\$85,172
Source: CoStar, 2020			

For more information, please contact:

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