

**DEVELOPMENT
SITE**



FOR LEASE

BUILD TO SUIT OR GROUND LEASE

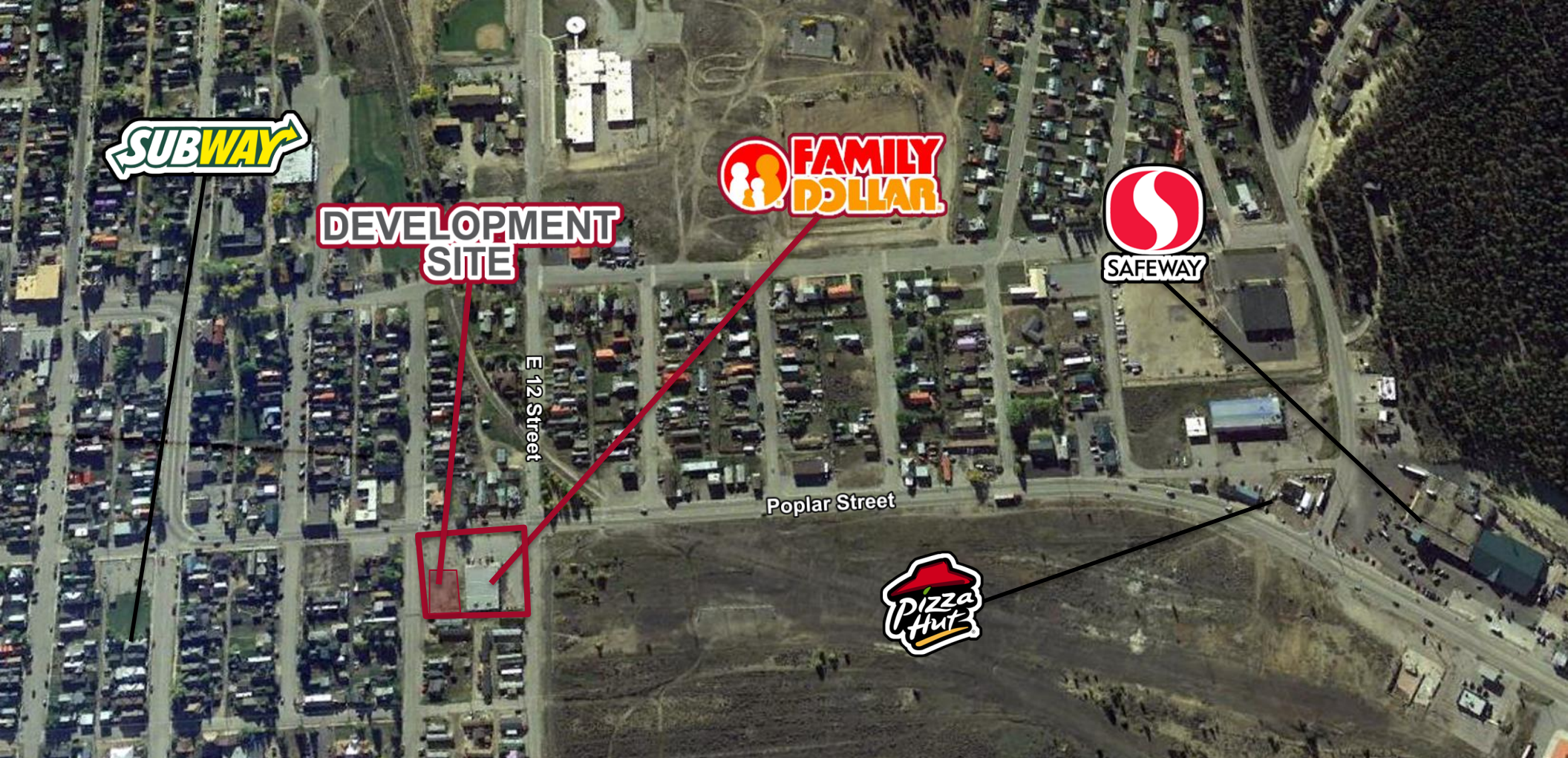
1100 POPLAR STREET | LEADVILLE, CO 80461

**APPROXIMATELY 4,000 - 7,000 SF
OF BUILDING FOR LEASE**

Exclusively Marketed By:
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MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS



PROPERTY HIGHLIGHTS

- Highly visible from Poplar Street
- Approximately 4,000 – 7,000 SF Ground Lease or Build to Suit
- Well positioned in the trade area
- Area retailers include Safeway, Subway, Pizza Hut and Family Dollar

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2015 Population	3,899	6,187	6,948
Median HH Income	\$54,785	\$53,802	\$53,078
Average HH Income	\$64,267	\$62,042	\$60,721
TRAFFIC COUNTS			CARS PER DAY
Poplar Street			11,644