

Falcon, CO Retail Lot Available

7615 McLaughlin Rd., Peyton, CO 80831



Boundary lines provided as a visual reference and may not be accurate. Consult broker for exact legal description.

Land Size:	1.64± Acres (71,438 SF)
Zoning:	CR (Commercial Regional-El Paso County)
Taxes:	\$8,833.16 (2021 due in 2022)
Parcel:	#4306301002
Sales Price:	\$775,000 (\$10.85 PSF)

Located just off Hwy 24 at E. Woodman Rd., this vacant parcel is in the community of Falcon, but has a Peyton, Colorado address. It offers a prime opportunity at the entrance to a Safeway-anchored retail center with 28 tenants, and is only 3-blocks east of a Super Walmart.

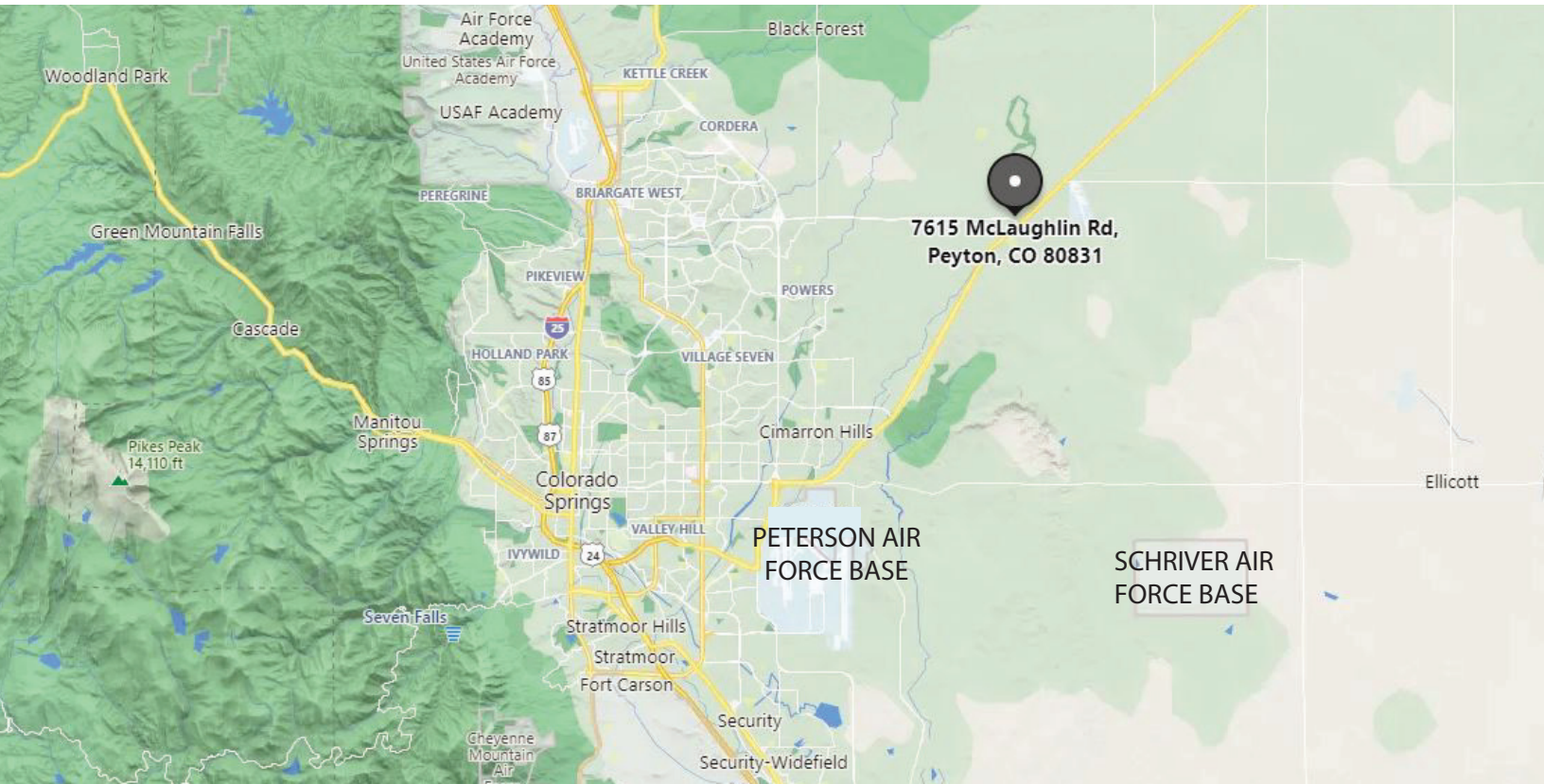








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DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
 Population	21,486	41,845	266,737
 Households	7,082	13,953	96,558
 Average HH Income	\$123,210	\$123,732	\$105,561
 Median Age	35.20	34.80	34.40
 Employees	2,880	3,764	67,437
 Traffic (2018)	12,190 vpd at Woodman Rd. @ Hwy. 24 12,649 vpd at Woodman Rd. @ McLaughlin		