

RETAIL / OFFICE FOR LEASE
TRINIDAD PLAZA

2006 - 2200 FREEDOM RD., TRINIDAD, CO 81082

TREVEY
COMMERCIAL



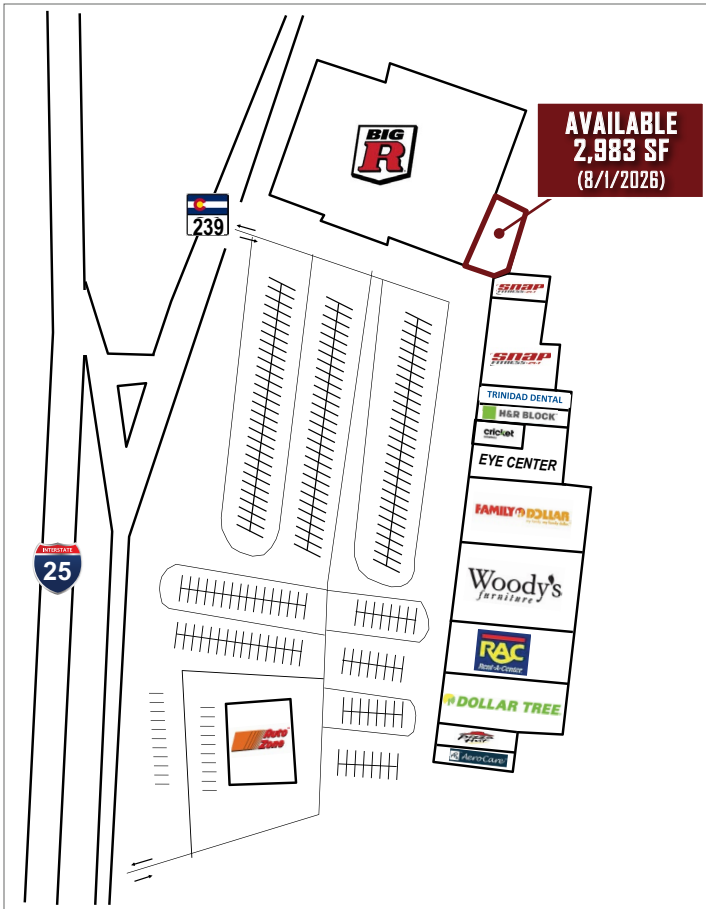
PROPERTY FEATURES

- ±2,983 SF Available August 1, 2026
- Located on I-25 With Strong Visibility & Easy Access
- Established Local Shopping Center Serving Trinidad & Surrounding Area
- Mix of Medical & Retail Tenants Driving Steady Traffic
- Join Existing Tenants Including: Aerocare, Pizza Hut, Dollar Tree, Rent-A-Center, Family Dollar, H&R Block, Cricket Wireless & Snap Fitness
- Current Medical Users Include: Eye Center & Trinidad Family Dental
- Ideal for Retail, Medical, or Service Users

PROPERTY DETAILS

AVAILABLE	±2,983 SF
LEASE RATE	Contact Broker
LEASE TYPE	NNN
CAM / NNN RATE	\$1.63 / SF (Estimate)
ZONING	Commercial
POWER	TBV (To be Verified by an Electrician)
Y.O.C.	1986
PARKING	4 / 1000
CITY / COUNTY	Trinidad / Las Animas

SITE DETAIL



DEMOGRAPHICS

Radius	Population	Income	Home Value
1 Mile	1,982	\$53,869	\$178,823
3 Mile	8,289	\$71,784	\$212,380
10 Mile	10,501	\$76,274	\$237,446

TRAFFIC COUNTS

Vehicles Per Day (VPD)
Approx. 1,700 VPD on Freedom Rd. & State Highway 239
Approx. 3,500 VPD on Freedom Rd. & E. Goddard Ave.
Approx. 14,000 VPD at Kentucky Ave. & I-25/US 60

BROKERAGE DISCLOSURE