

PRIME OWNER-USER OPPORTUNITY FOR SALE

KIOWA INDUSTRIAL BUILDING & YARD

7911 CHERRYWOOD LOOP, KIOWA, CO 80117



PROPERTY DETAILS

LOT SIZE	3.0228 Acres m/l
BUILDING SIZE	±4,320 SF
PRICE	Contact Broker
PROPERTY TAXES	\$14,338.88
Y.O.C.	2004
ZONING	Commercial / Industrial
CITY / COUNTY	Kiowa / Elbert

PROPERTY FEATURES

- Prime Owner-User Opportunity
- Large Shop with Large Roll-up Doors, Offices, Concrete Floor, and Mezzanine
- Fenced Lot
- Located in the Summit Business Park
- Industrial Park Location with Outdoor Storage (Truck Parking Permitted)
- 4.8 Miles East of Elizabeth on Highway 86

2022 DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	697	260	\$143,356
5 Mile	5,649	2,067	\$131,652
10 Mile	19,518	7,111	\$136,644

TRAFFIC COUNTS

Average

- Approx. 16,000 VPD at Parker Rd. & Highway 86
- Approx. 13,000 VPD EB along Highway 86 from Elizabeth
- Approx. 5,500 VPD along Highway 86 at C.R. 33

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PHOTOS



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