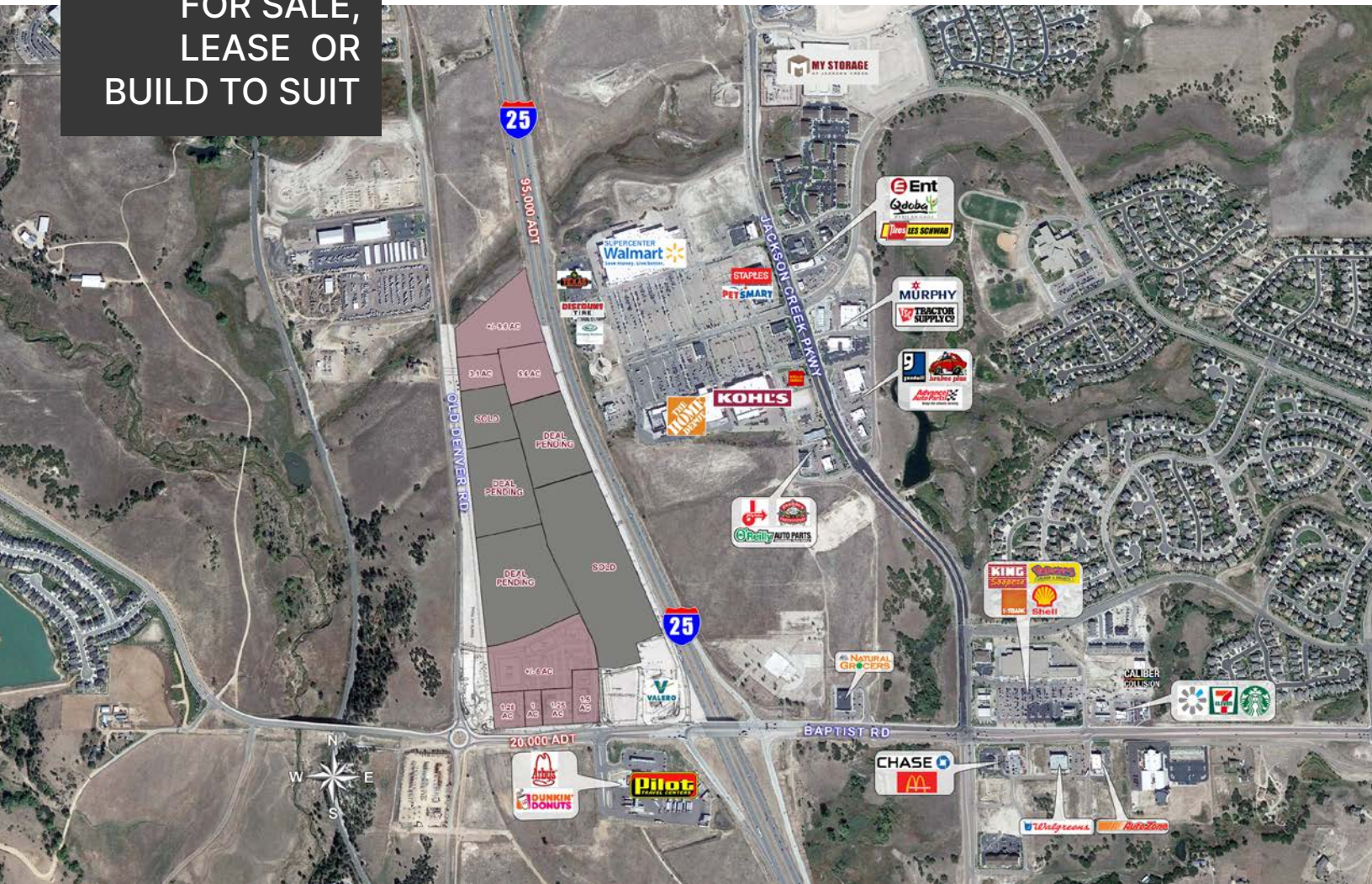
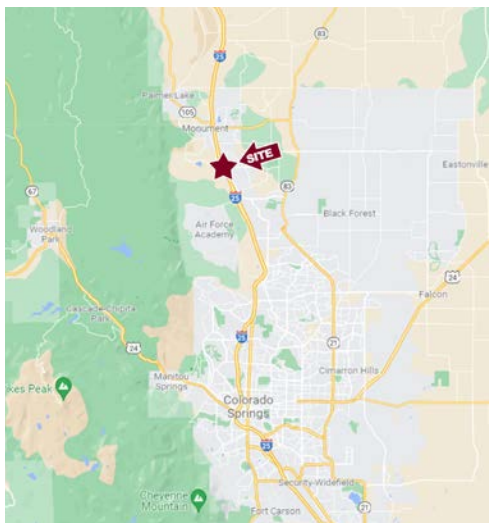


FOR SALE,  
LEASE OR  
BUILD TO SUIT



## NWC Baptist Rd & I-25

Monument, Colorado



## PROPERTY HIGHLIGHTS

New mixed use development along I-25 at Baptist Rd in Monument

28+ acres available with great visibility along I-25

Available for sale, lease or built to suit

Zoning: Planned Development (PD) - retail, industrial, storage & office



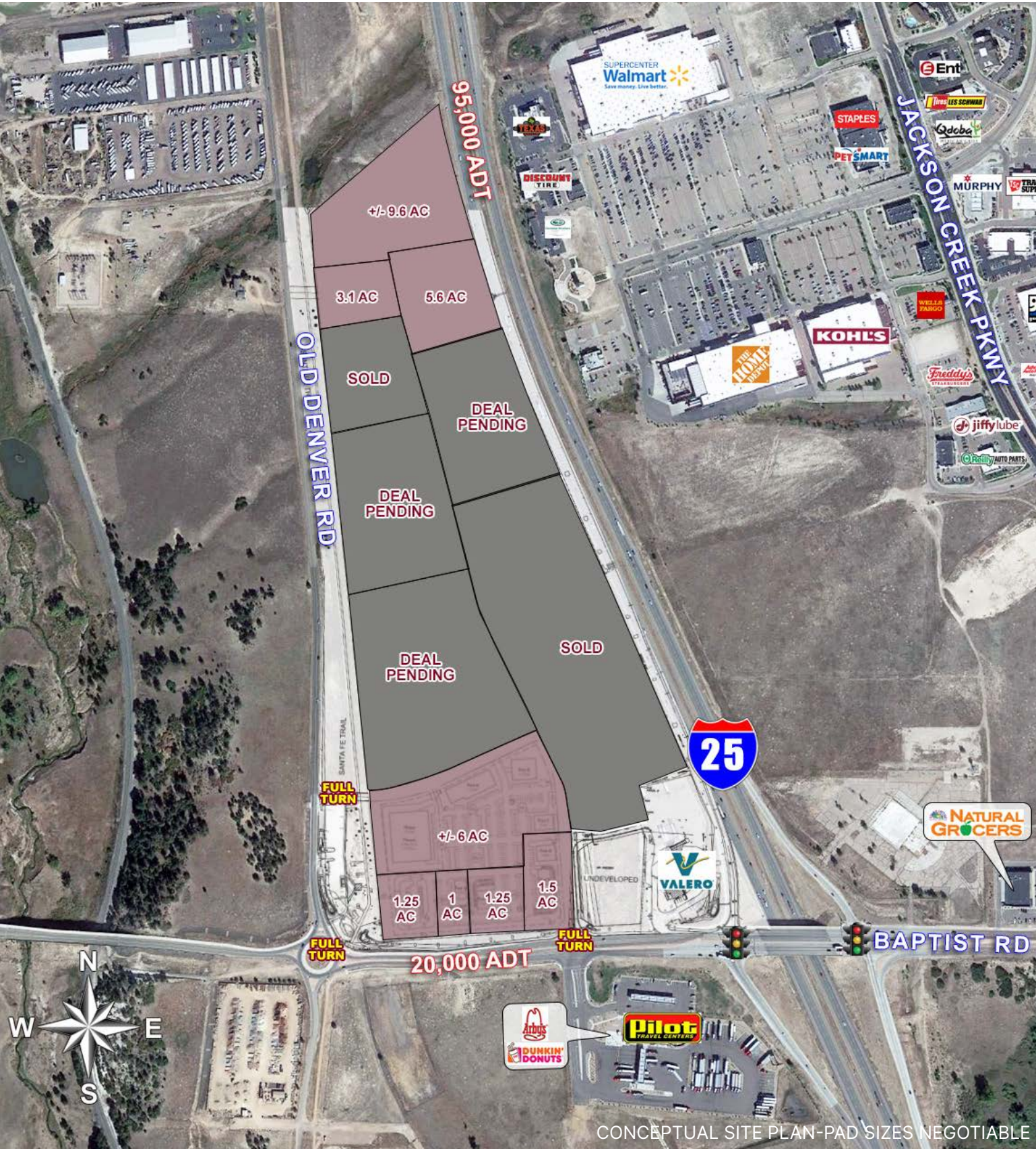
**Bryan Slaughter**  
303.370.7459 - bslaughter@sullivanhayes.com

**Chris Cook**  
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SH



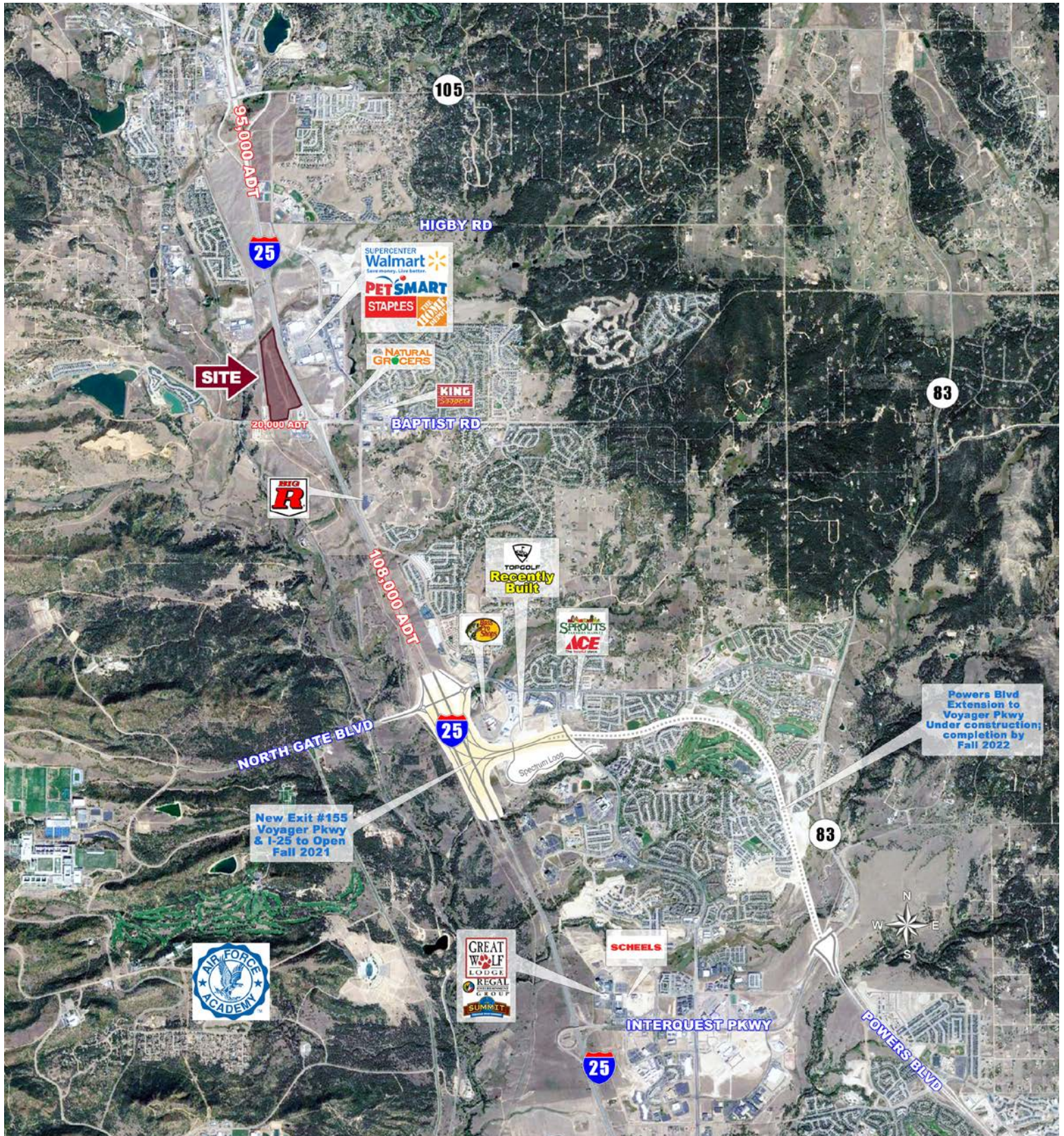
SITE PLAN



CONCEPTUAL SITE PLAN-PAD SIZES NEGOTIABLE

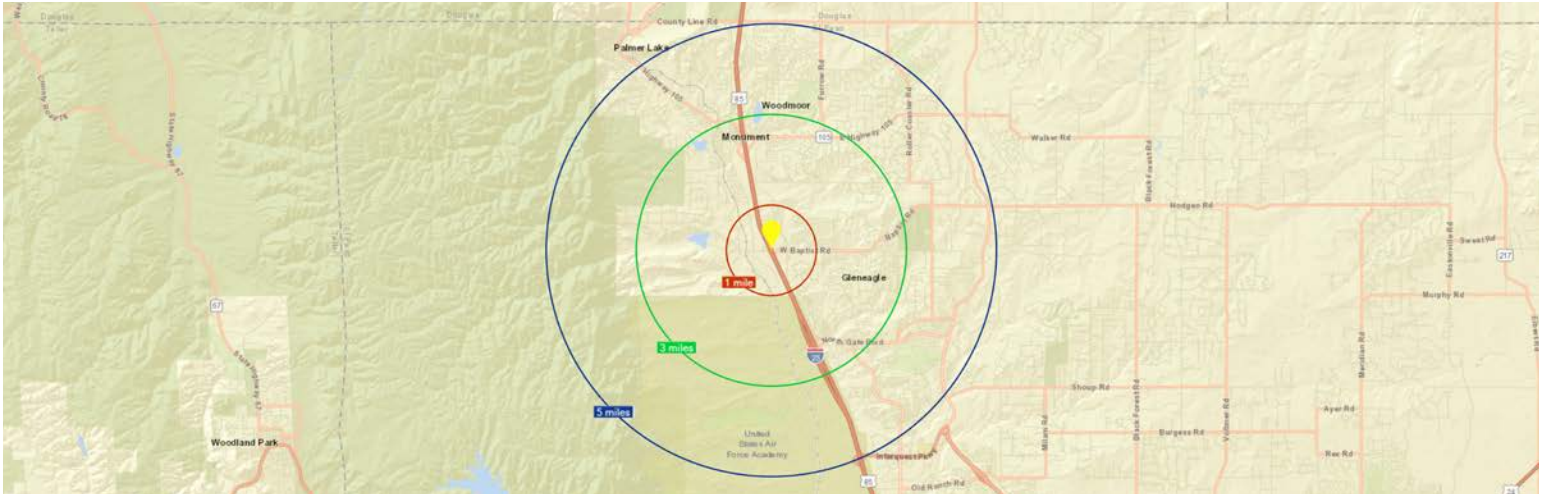


# TRADE AREA





## AREA DEMOGRAPHICS



## DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	2,003	28,527	60,187
PROJ. POPULATION IN 2029	2,732	31,898	63,631
AVG. HOUSEHOLD INCOME	\$170,292	\$187,102	\$193,476
DAYTIME POPULATION (EMPLOYEES)	2,379	9,034	19,869

SOURCE: ESRI 2024

## TRAFFIC COUNTS

LOCATION	CARS/DAY
I-25 north of North Gate Blvd	108,000
I-25 south of Hwy 105	95,000
Baptist Rd west of I-25	20,000 <sup>1</sup>

SOURCE: CDOT 2023, <sup>1</sup>ESRI 2019



ALL INFORMATION TO BE  
INDEPENDENTLY VERIFIED.

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