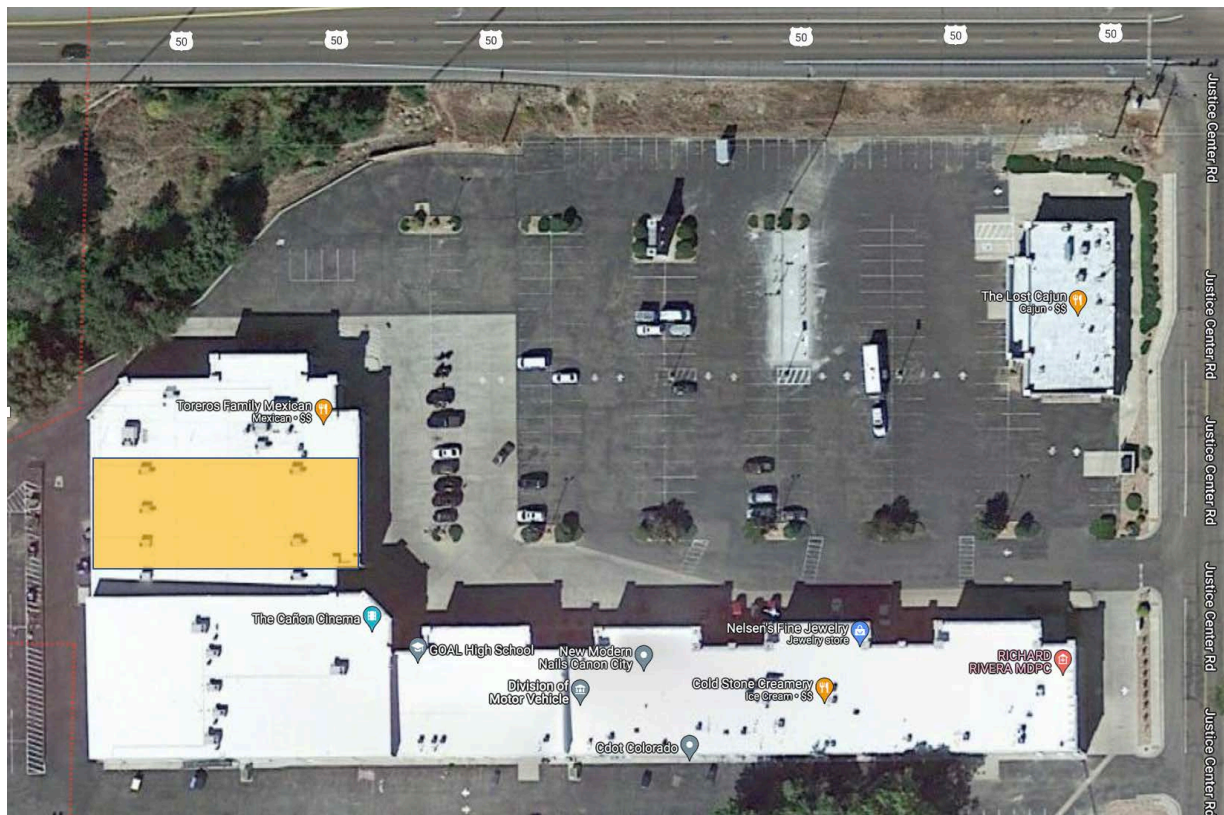




# 12,000 SQFT Available (FORMER BEALLS) | Cañon City, CO



## AVAILABLE SPACE

+12,000 SQFT

## RATES | NNN & PRICE

Call for pricing

## TRAFFIC COUNTS

U.S. 50: 20,000 AADT

## PROPERTY INFORMATION

- Former Beall's location
- Site situated just off of U.S. 50 with good visibility

## DEMOGRAPHICS (based on 2022 data)

Variable	Retail Trade Area
2022 Population	48,567
Average HH Income	\$72,995
Median Age	45.07

## CONTACT

Aaron Farmer  
President  
The Retail Coach  
afarmer@theretailcoach.net  
662.231.0608

Rick Harrmann  
Manager of Economic Development  
City of Cañon City, Colorado  
rlharrmann@canoncity.org  
Cell: 719.429.8132

 **TheRetailCoach®** [www.theretailcoach.net](http://www.theretailcoach.net)

The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.