

Pueblo Greyhound Park

3215 Lake Ave, Pueblo, CO 81004



QUICK STATS

Sale Price:	\$3,500,000
Lot Size:	21.0 Acres
Building Size:	27,931 SF
Year Built	1949
Zoning:	I-2
Cross Streets:	Lake Avenue & Pueblo Blvd

PROPERTY OVERVIEW

Pueblo Greyhound Park in South Pueblo Lake Minnequa Urban Renewal Project. Approximately 21 acres with multiple buildings included: Large indoor bleacher seating with multiple concession/snack bar locations. Fine dining restaurant with large full service kitchen. Material shelter, cattle shed, utility buildings, and kennels. Easy access to and from Interstate 25. Excellent for multi-use arena.

For a private showing, contact Tim Leigh or Ron Allen at 719-630-2277.

LOCATION OVERVIEW

Pueblo County

Our Network is Your Edge.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Ron Allen

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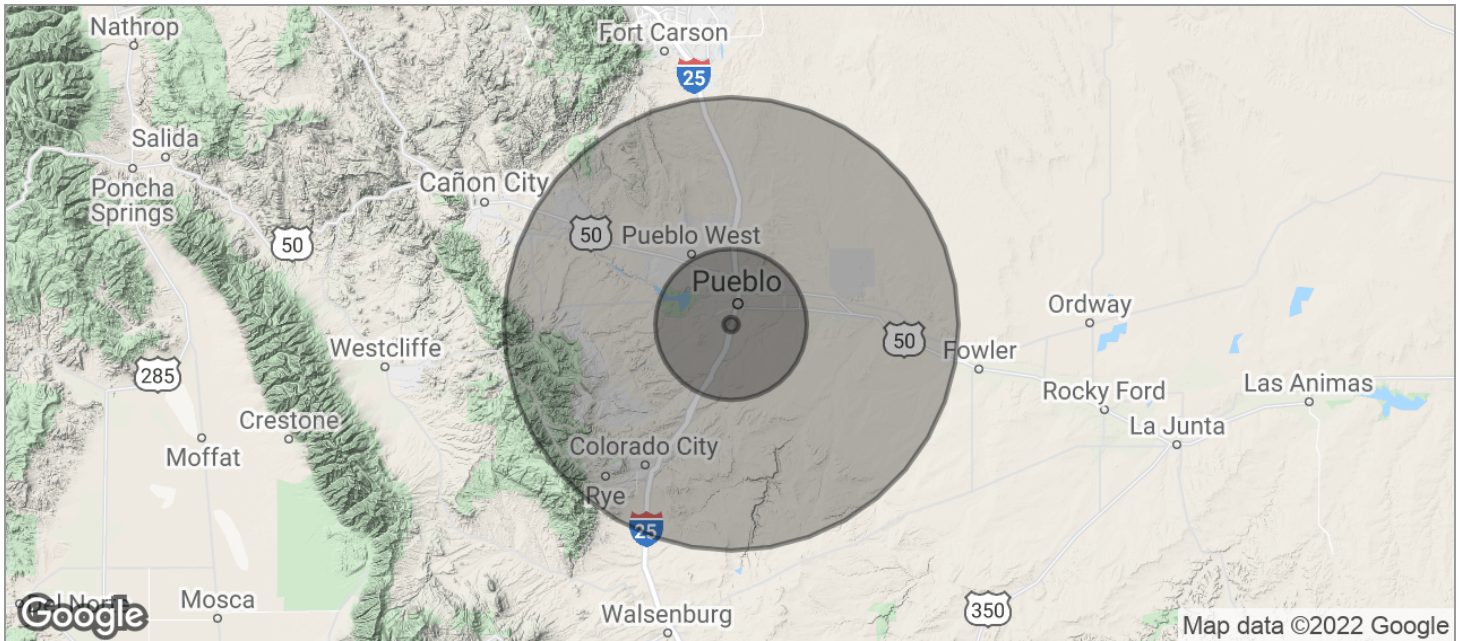
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**POPULATION**

	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	3,480	155,782	206,543
MEDIAN AGE	33.6	38.0	37.9
MEDIAN AGE (MALE)	28.0	35.9	36.4
MEDIAN AGE (FEMALE)	38.4	40.1	39.4

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	1,433	61,593	79,659
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$32,273	\$49,934	\$53,355
AVERAGE HOUSE VALUE	\$164,752	\$166,377	\$189,689

** Demographic data derived from 2010 US Census*

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