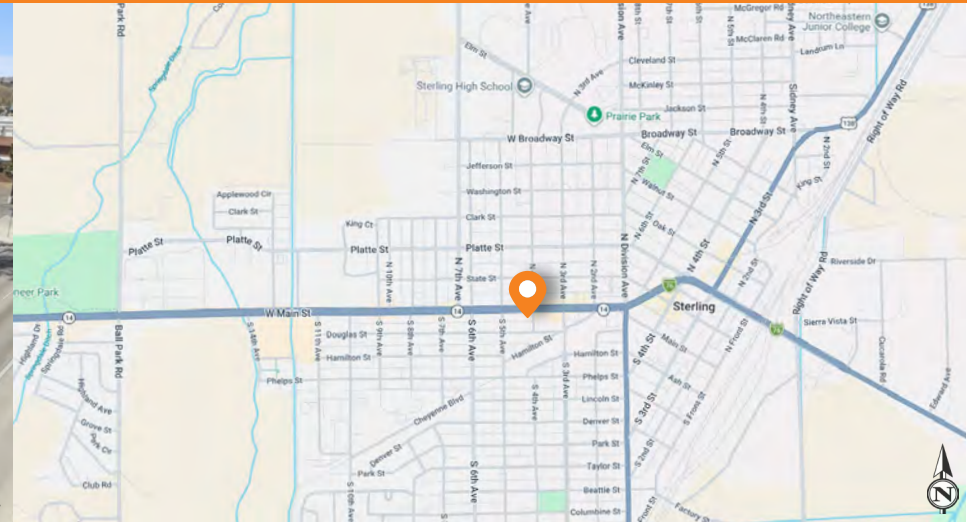


403 W MAIN ST

STERLING, CO



AVAILABLE
0.24 Acres

PROPERTY HIGHLIGHTS

- Main retail corridor
- Hard corner
- Great visibility & access

NEARBY RETAILERS



TRAFFIC COUNTS

On N 3rd Ave north of W Main St	2,721 CPD
On S 3rd Ave south of W Main St	3,686 CPD
On W Main St west of 3rd Ave	12,687 CPD
On W Main St east of 3rd Ave	12,388 CPD

Source: CDOT 2026

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,060	12,958	16,079
AVERAGE HH INCOME	\$68,168	\$73,000	\$75,502
BUSINESSES	501	703	794
EMPLOYEES	4,405	6,217	7,264

Source: Applied Geographic Solutions, 2026 Estimates

PHILIP HICKS
303.808.0507
phil@dhlb.com

WOODY BOYD
303.918.4216
woody@dhlb.com

403 W MAIN ST

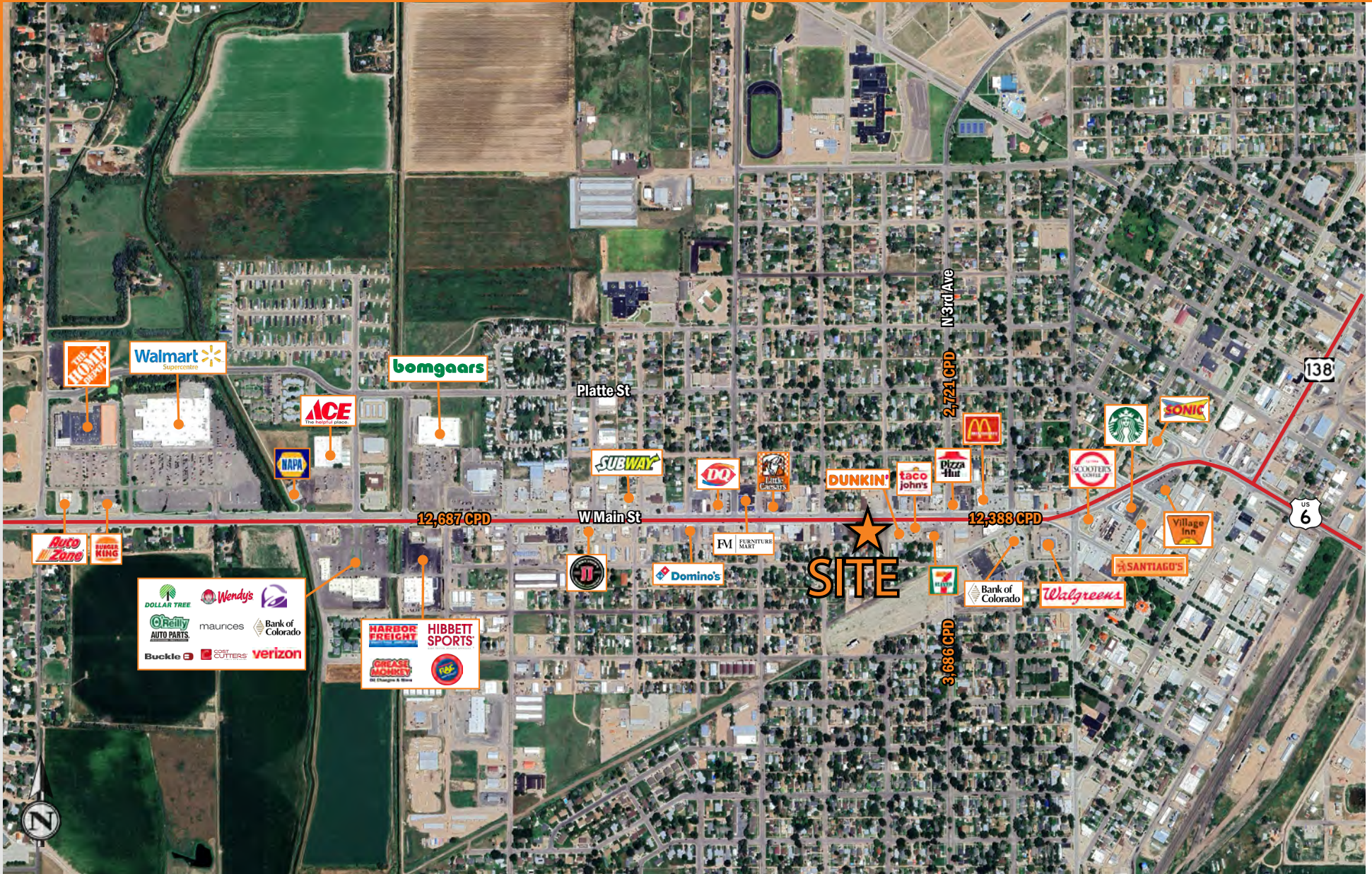
STERLING, CO



403 W MAIN ST

STERLING, CO

dhlb
RETAIL BROKERAGE





5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111

www.dhlb.com

WOODY BOYD

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PHILIP HICKS

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phil@dhlb.com

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