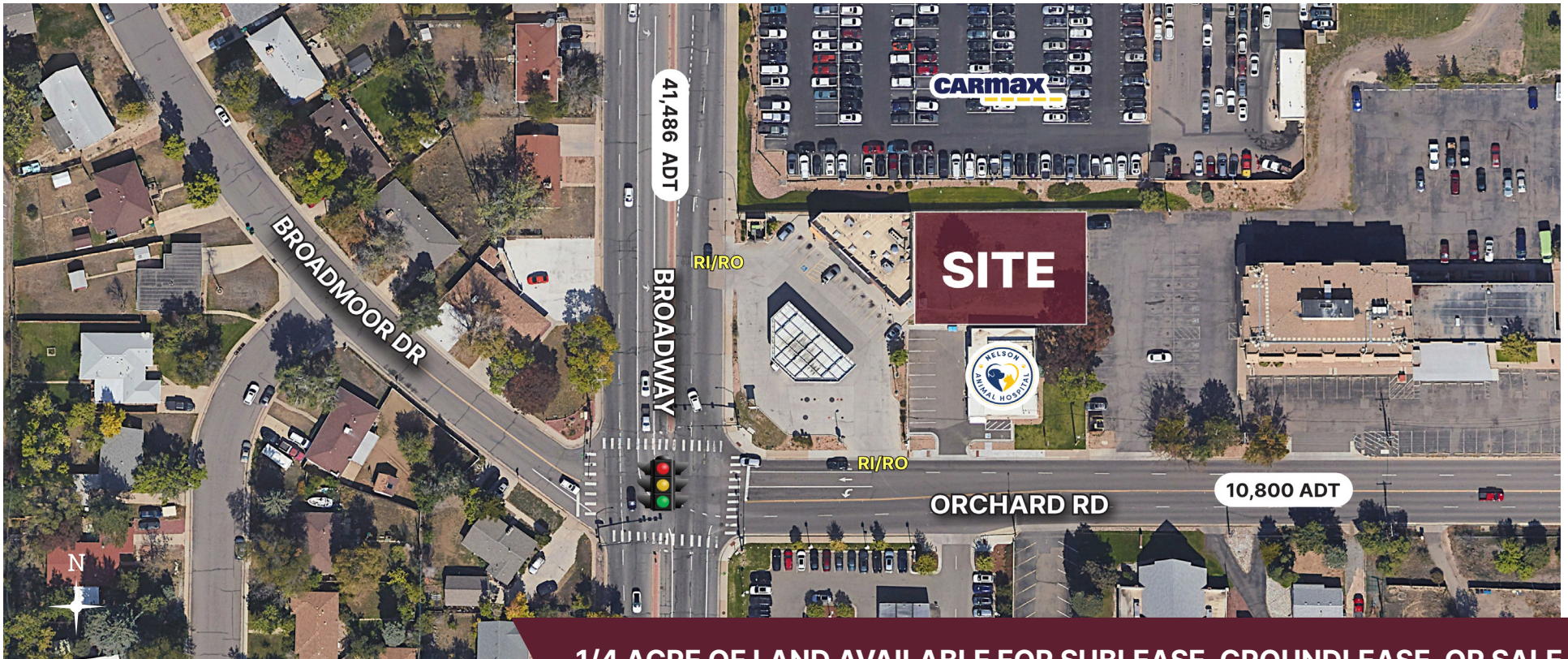


5898 S Broadway

Orchard & Broadway | Littleton, CO 80121

SH

SullivanHayes
BROKERAGE



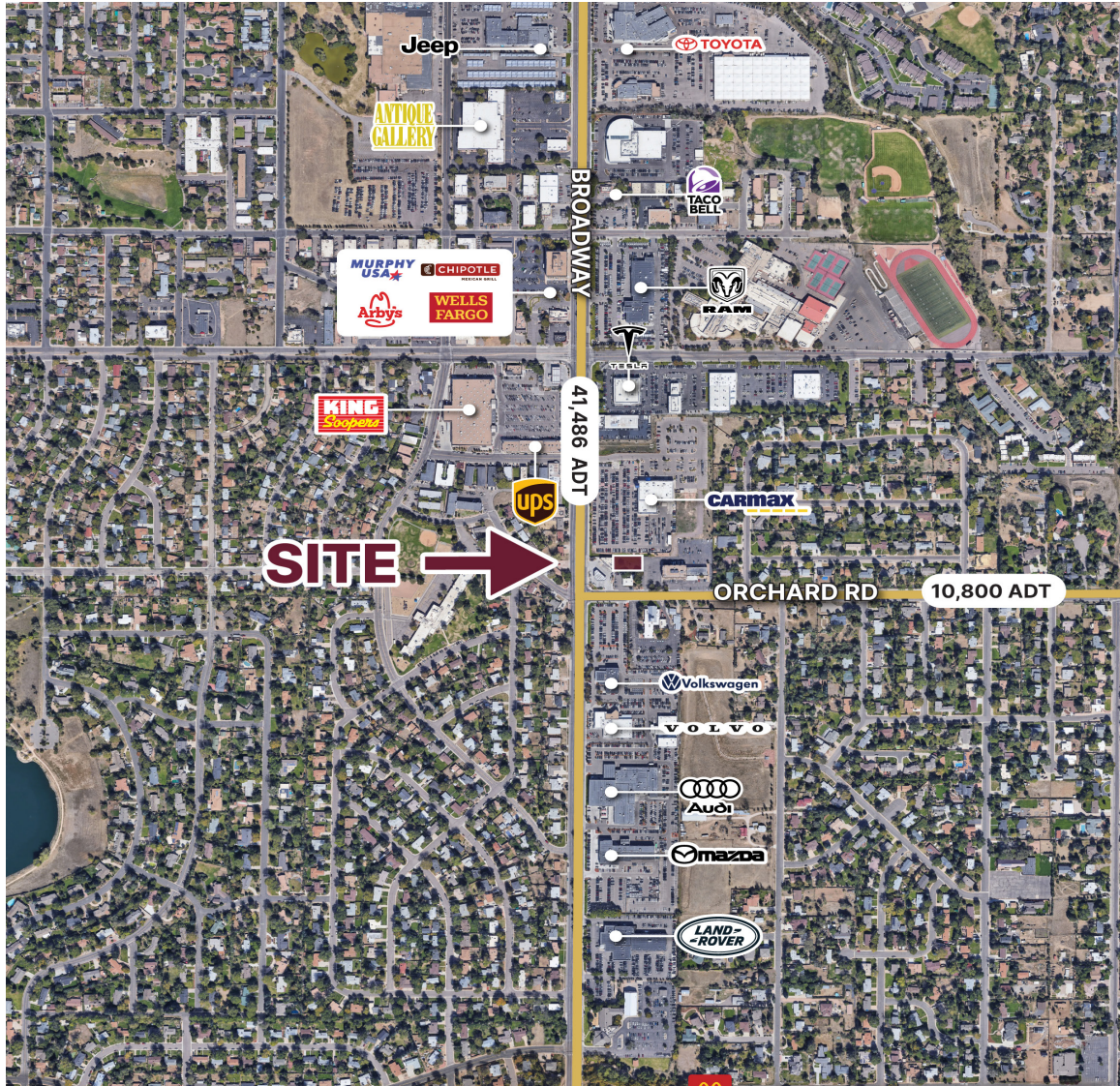
1/4 ACRE OF LAND AVAILABLE FOR SUBLEASE, GROUNDLEASE, OR SALE

Property Details

- Situated at the high-traffic, lighted intersection along Broadway
- Land situated behind operating gas station and convenient store
- Flexible opportunity, for sublease, groundlease or sale
- Contact brokers for listing price

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Demographics

<p>TOTAL POPULATION</p>	1M	14,423
	3M	93,540
	5M	282,689
<p>AVERAGE ANNUAL INCOME</p>	1M	\$118,170
	3M	\$145,584
	5M	\$157,965
<p>DAYTIME POPULATION</p>	1M	5,835
	3M	52,970
	5M	177,804

SOURCE: ESRI 2024

Traffic Counts

- BROADWAY NORTH OF ORCHARD RD**
41,486 ADT (ESRI 2021)
- BROADWAY SOUTH OF ORCHARD RD**
43,476 ADT (ESRI 2019)
- ORCHARD RD EAST OF BROADWAY**
10,800 ADT (DRCOG 2023)
- LITTLETON BLVD WEST OF BROADWAY**
24,114 ADT (ESRI 2021)



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