



FOR SALE

# FALCON TOWN CENTER

7585 MCLAUGHLIN ROAD, PEYTON, CO 80831

## PROPERTY overview

1.63 AC Pad Site available for sale. This site is perfectly positioned at the entrance to Safeway Shopping Center and near the bustling corner of Woodmen Rd. and McLaughlin Rd. The location is anchored by national retailers like Safeway, Pizza Hut, Wendy's and Subway.



Sale Price: \$14.00/PSF

Available Agerage: 1.63 AC

Zoning: CR

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Thrive Commercial Partners acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

## CONTACT US

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## AREA demographics

### 1 MILE

Total Households	1,471
Total Population	4,365
Average HH Income	\$130,087

### 3 MILES

Total Households	7,259
Total Population	21,962
Average HH Income	\$126,691

### 5 MILES

Total Households	14,233
Total Population	42,627
Average HH Income	\$126,310

Traffic Counts E. Woodmen Rd & Foxtail Meadow Ln: 18,316 VPD (2022 Est.)

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