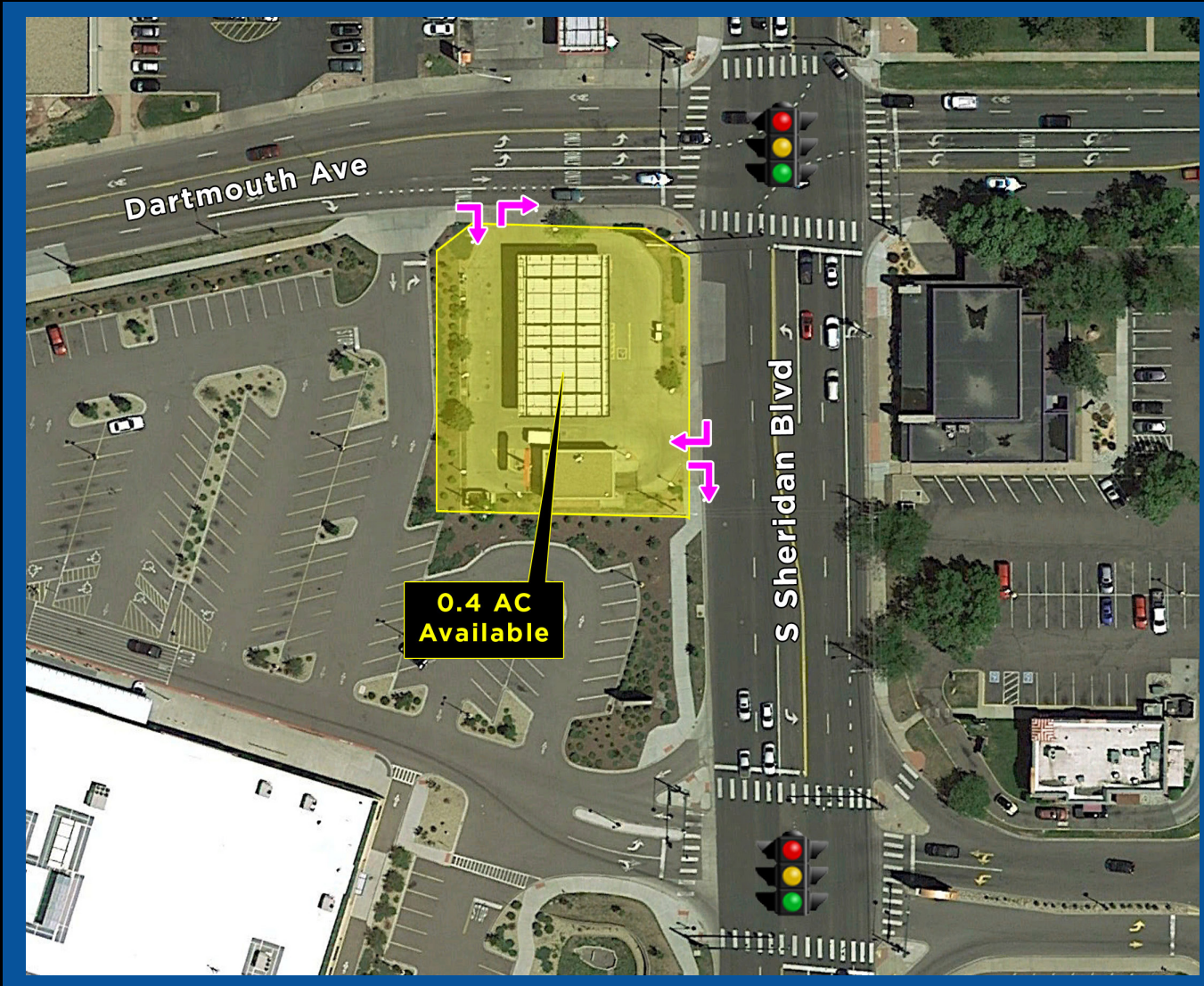


# SHERIDAN BOULEVARD PAD SITE

SWC Sheridan Boulevard & Dartmouth Avenue, Denver, CO

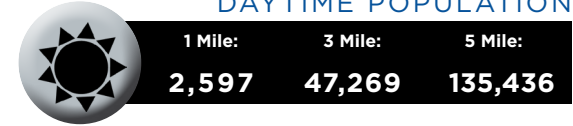


## DEMOGRAPHICS

### POPULATION



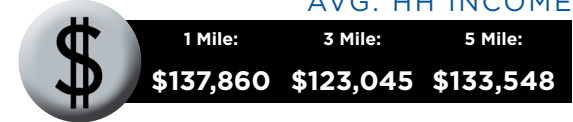
### DAYTIME POPULATION



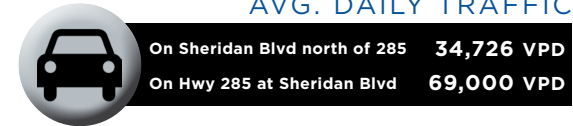
### HOUSEHOLDS



### AVG. HH INCOME



### AVG. DAILY TRAFFIC



## PROPERTY OVERVIEW:

0.4 AC pad site for lease or build to suit

Former gas station and convenience store - existing buildings could be re-purposed

Easy access to Highway 285

For more information, contact:

**Mike DePalma**

720 598 6043

[mdepalma@creginc.com](mailto:mdepalma@creginc.com)





# SHERIDAN BOULEVARD PAD SITE

SWC Sheridan Boulevard & Dartmouth Avenue, Denver, CO

Mike DePalma  
720-598-6043  
mdepalma@creginc.com



**SITE**

12,441 vpd

34,726 vpd

69,000 vpd

285

285

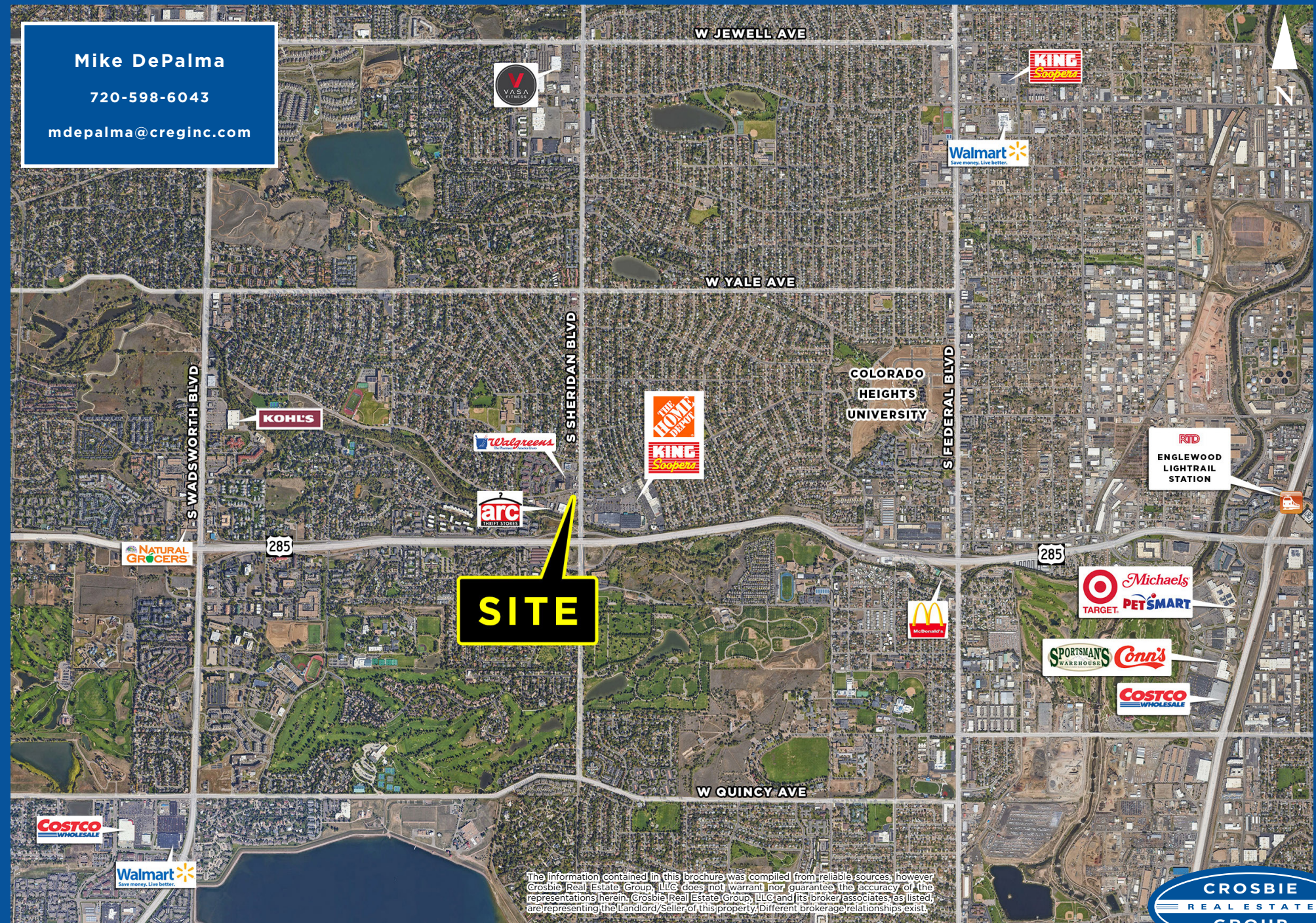




# SHERIDAN BOULEVARD PAD SITE

SWC Sheridan Boulevard & Dartmouth Avenue, Denver, CO

Mike DePalma  
720-598-6043  
mdepalma@creginc.com



**SITE**

The information contained in this brochure was compiled from reliable sources, however, Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

