

# 5200 Sheridan Blvd

Denver, CO 80212



FOR SALE

**Manuel Martin Barbera**  
970.698.0188  
m.martin@bellstreet.com

  
**BellStreet**



For Sale

5200 Sheridan Blvd Denver, CO 80212



Property Description

This rare 7.14-acre infill site is ideally located just off the well-trafficked Sheridan Boulevard, offering convenient access to I-76 and I-70. As a zoned C4 site, this strategically positioned location offers a fantastic redevelopment play. Estimated daily traffic includes approximately 35,000 vehicles on Sheridan Boulevard and about 9,700 vehicles on West 52nd Avenue.

Property Highlights

- Fantastic redevelopment opportunity
- In the final stages of the replat process.
- Prime location at the signalized intersection of Sheridan Boulevard and 52nd Avenue

Offering Summary

Sale Price:	\$4,000,000.00
Lot Size:	+/- 7.24 Acres
Land Price:	+/- \$14.3/SF
Zoning:	C4

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	603	1,417	3,684
Total Population	1,732	3,898	9,385
Average HH Income	\$72,350	\$80,578	\$105,438

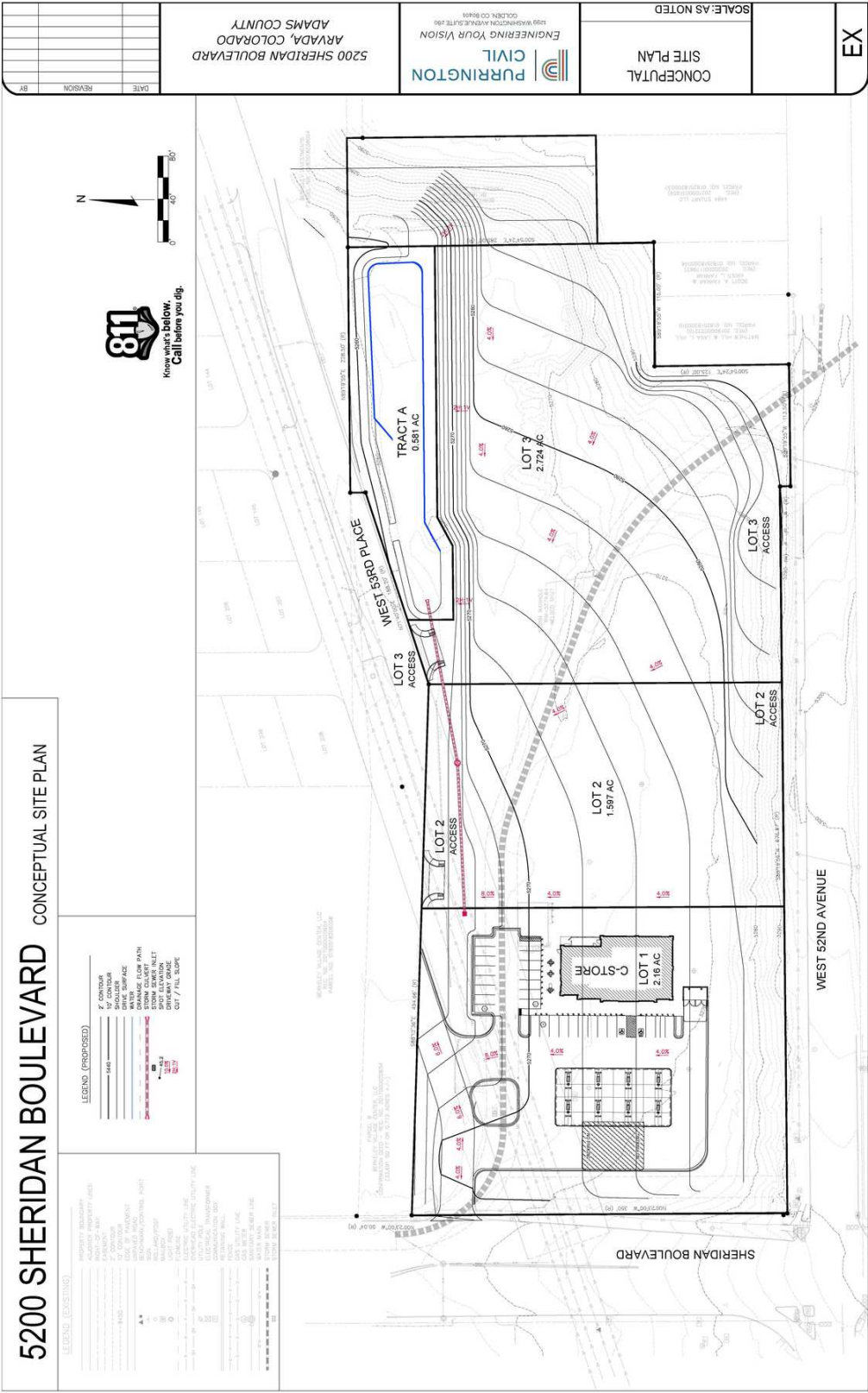


For Sale

5200 Sheridan Blvd Denver, CO 80212









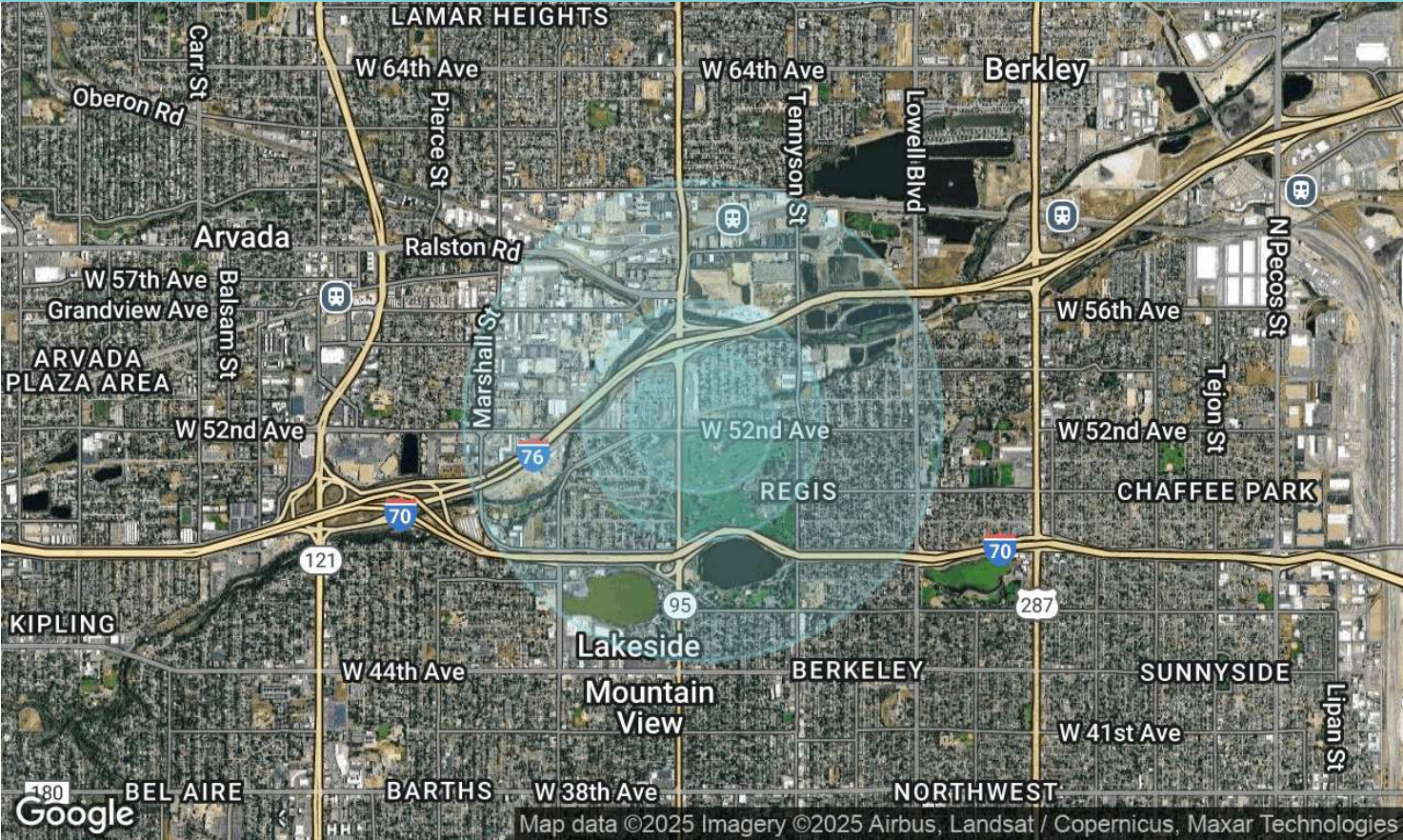
5200 Sheridan Blvd Denver, CO 80212





For Sale

5200 Sheridan Blvd Denver, CO 80212



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,732	3,898	9,385
Average Age	35	36	37
Average Age (Male)	35	36	37
Average Age (Female)	35	36	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	603	1,417	3,684
# of Persons per HH	2.9	2.8	2.5
Average HH Income	\$72,350	\$80,578	\$105,438
Average House Value	\$451,110	\$507,460	\$608,525

Demographics data derived from AlphaMap