

INVESTMENT OPPORTUNITY

9620 Federal Blvd., Denver, CO 80260

FOR SALE



PROPERTY HIGHLIGHTS

- Investment property located at the corner of Federal Blvd. & W. 96th Ave.
- Strong daily traffic counts and demographics

OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	1.1 Acres

TRAFFIC COUNT

Federal Blvd. S of Green Ct.	31,385/vpd
Federal Blvd. S of W 92nd Ave.	30,891/vpd
Federal Blvd. W of 94th Ave.	28,946/vpd

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Total Population	23,710	148,609	357,498
2022 Average household income	\$76,299	\$88,258	\$94,076
Businesses	410	5,211	12,431
Employees	3,134	46,541	117,467

* Demographics and Traffic Counts provided by CoStar

TOM BEVANS

303.454.5421

tbevans@antonoff.com

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

ANTONOFF
& CO. BROKERAGE INC.

INVESTMENT OPPORTUNITY

9620 Federal Blvd., Denver, CO 80260

FOR SALE



TOM BEVANS

303.454.5421

tbevans@antonoff.com

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

ANTONOFF
& CO. BROKERAGE INC.