

JOIN GOODWILL RETAIL



PROPERTY DESCRIPTION

- ❖ New Falcon Construction!
- ❖ Join the New 124,000 SF King Soopers Marketplace !NOW OPEN!
- ❖ Fast Growing Area!
- ❖ Adjacent to New 23,000 SF GOODWILL Store Under Construction 2024
- ❖ Space has dedicated, full size loading dock.

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PROPERTY FEATURES

- ❖ Up to 15,000 SF AVAILABLE FOR LEASE
- ❖ LEASE RATE: CONTACT BROKER FOR PRICING
- ❖ SALES PRICE: CONTACT BROKER FOR PRICING

[Click to view Property Photos & Drone Video](#)

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FLOORPLAN



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



HOUSEHOLD



AVERAGE
HOUSEHOLD INCOME



ANNUAL GROWTH
2023 TO 2028



TRAFFIC COUNT

| | | | | | |
|---------|--------|--------|-----------|------|-----------------------------------|
| 1 Mile | 4,322 | 1,313 | \$138,551 | 2.5% | 14,513 v.p.d. (2022) |
| 3 Miles | 19,646 | 6,105 | \$135,586 | 2.6% | Woodmen Rd & McLaughlin Rd (East) |
| 5 Miles | 40,207 | 13,108 | \$134,066 | 1.3% | 14,967 v.p.d. (2022) |
| | | | | | Woodmen Rd & Hwy 24 (Southeast) |

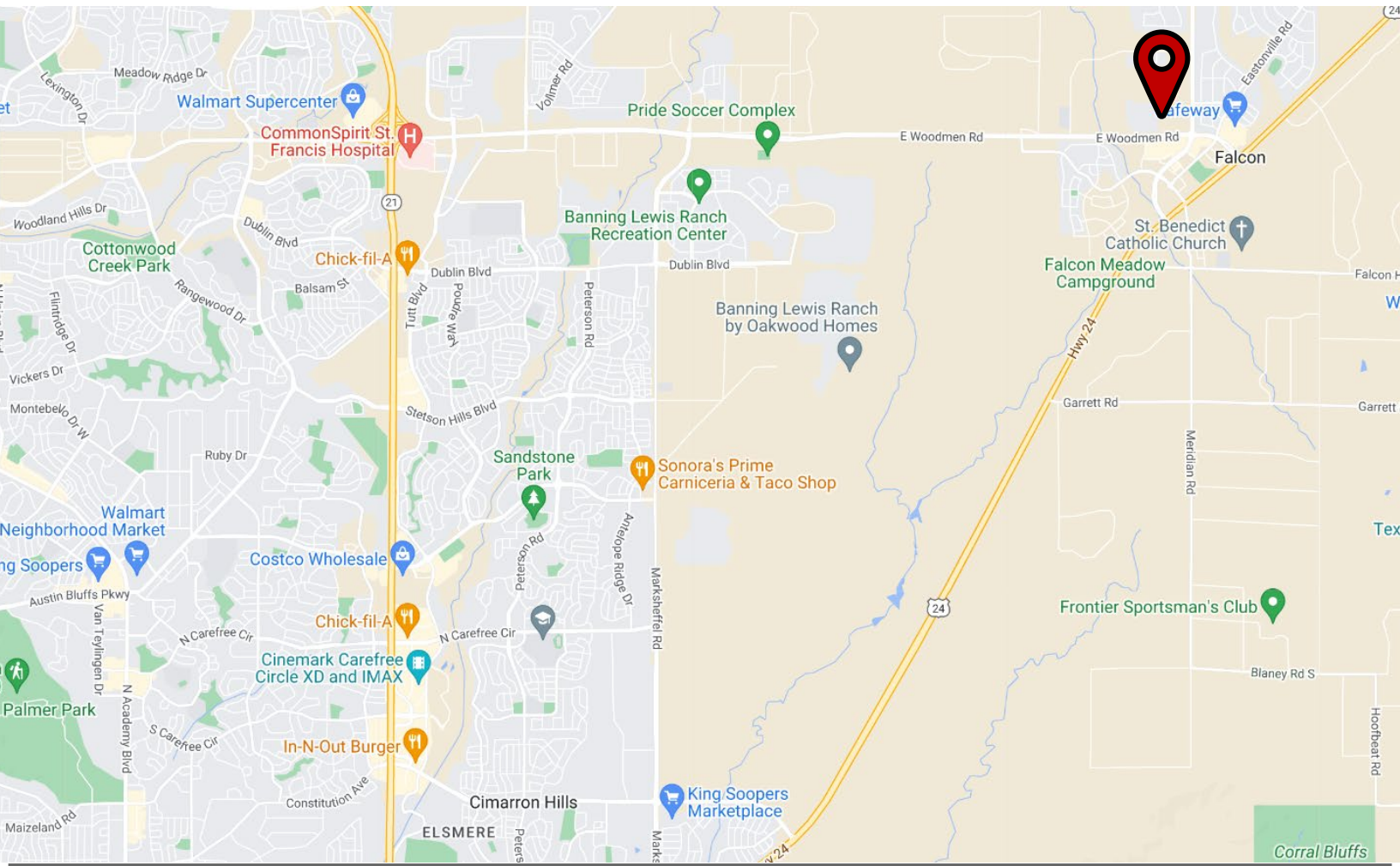
BUILDING REDERING FOR SALE | FOR LEASE



1 DP - EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"

Goodwill

LOCATION AERIAL



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05/22/2024

NEIGHBORING RETAIL AERIAL



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