

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Sloan's Lake Retail/Office For Sale

2555 Sheridan Blvd., Edgewater, CO 80214



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PROPERTY INFORMATION

Lot Size:	6,650± SF
Building:	2,713± SF
City/County:	Edgewater / Jefferson
Taxes:	\$2,463 (2023)
Zoning:	C-1

For Sale: \$1,000,000

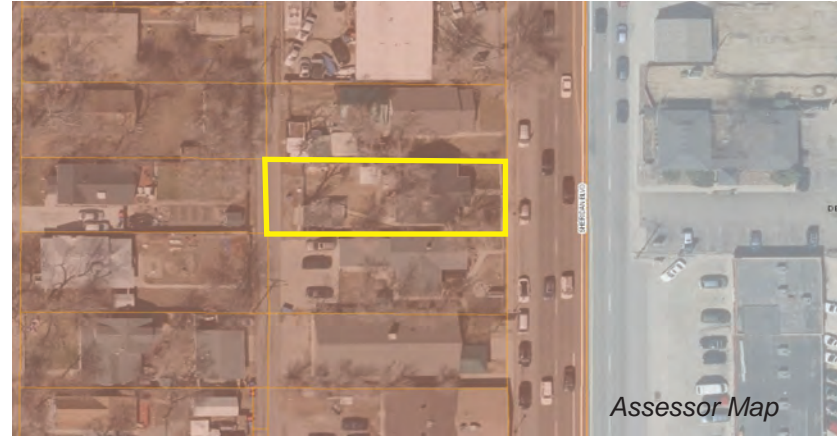
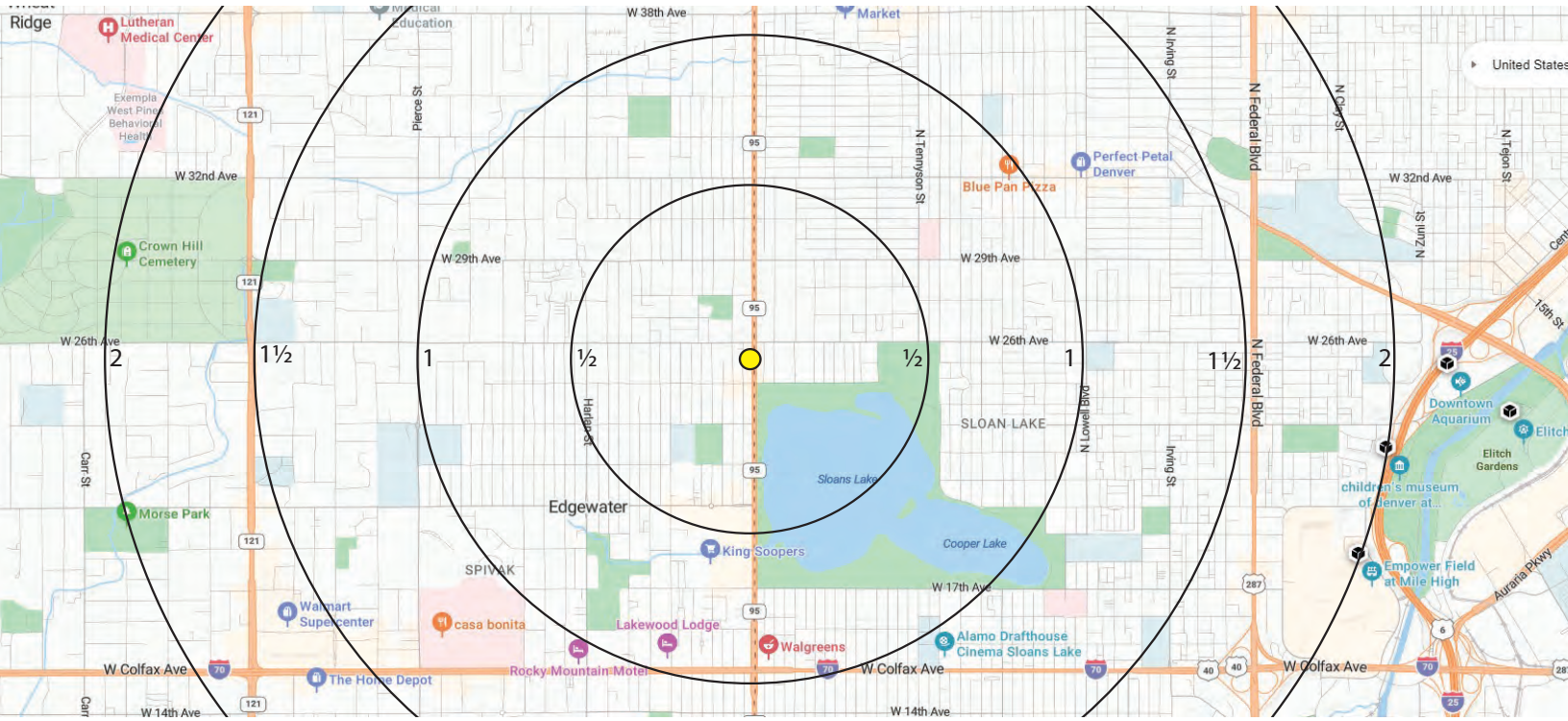
This prime retail/office building is located about halfway between 25th & 26th Avenue on the west side of Sheridan Blvd. Only half a block from Sloan's Lake Park, this desirable area is undergoing a massive redevelopment with numerous new apartments and condominiums going up along Sheridan Blvd. 25th Ave. is Edgewater's "main street", is also being improved. Zoned C-1, the site allows office, retail and restaurant. Walking distance to numerous retail and restaurant amenities.

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	20,825	176,046	465,107
Households	9,703	76,352	210,449
Median HH Income	\$72,409	\$77,295	\$71,961
Median Age	39.00	37.20	37.20
Traffic	41,096 vpd - Sheridan @ W. 28th Ave.		

Source: CoStar

