

W FAIRVIEW AVE

LITTLETON, CO 80128

SALE PRICE
\$300,000



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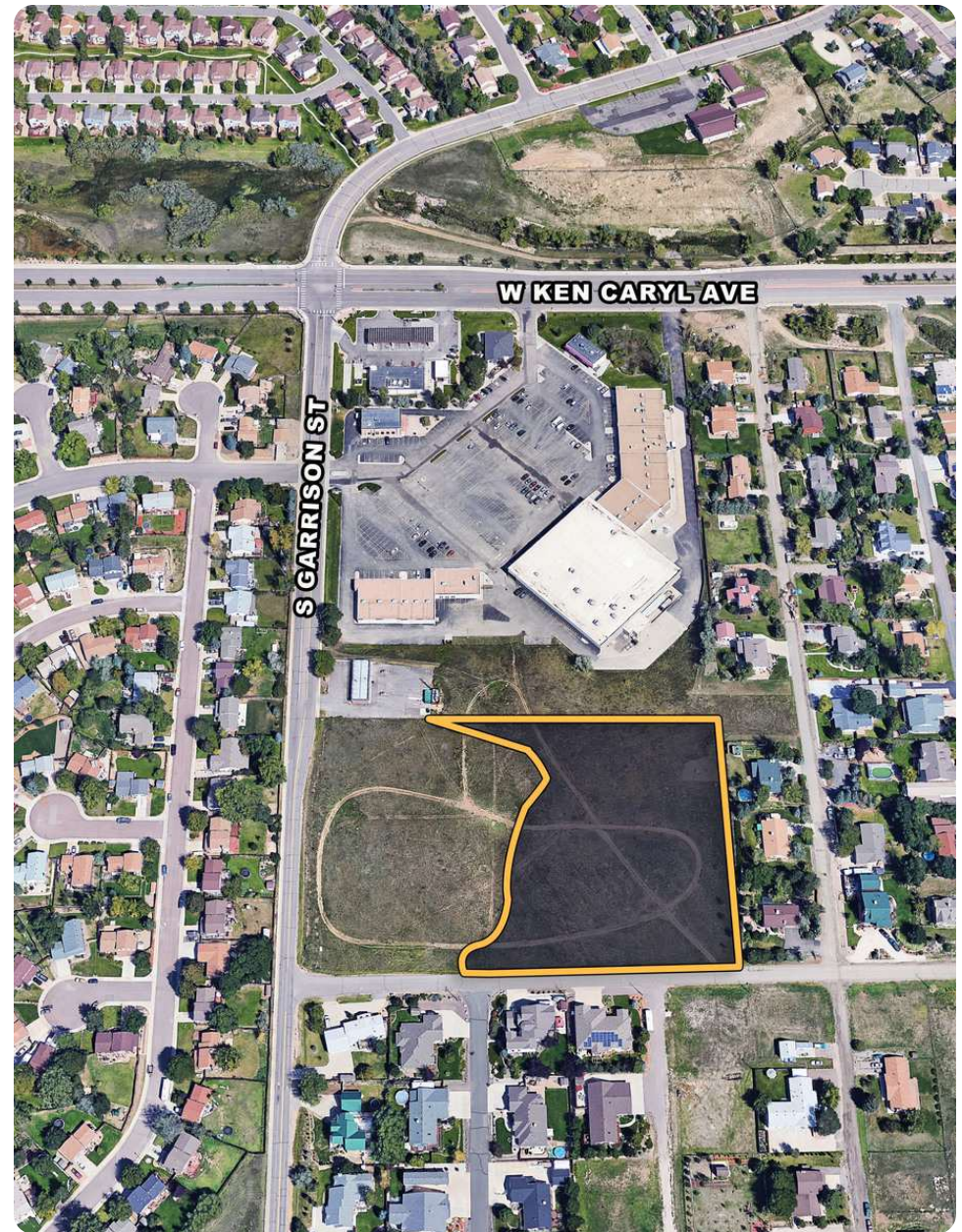
PROPERTY HIGHLIGHTS

Sale Price	\$300,000
Price/ SF	\$2.25/ SF
Parcel ID	59-341-06-026
Lot AC	3.06 AC
Lot SF	133,214 SF
Taxes (2023)	\$19.70
Zoning	C-1
County	Jefferson

PROPERTY DESCRIPTION

Unique Properties Inc. is pleased to present this 3.06 acres of developable land in the heart of Littleton. Located just off Ken Caryl, this commercially zoned site allows for the development of a wide variety of commercial uses. Located on W Fairview Ave, the site provides easy accessibility in the rapidly growing Ken Caryl Market. Surrounded by an average household income of just over \$125,000 within a two-mile radius, the property will have an immediate high-income customer base in close proximity. Due to the property's location on a coal mine, any interested developer will have to confirm total amount of buildable area and work with the county on which portions of the property can be constructed upon.

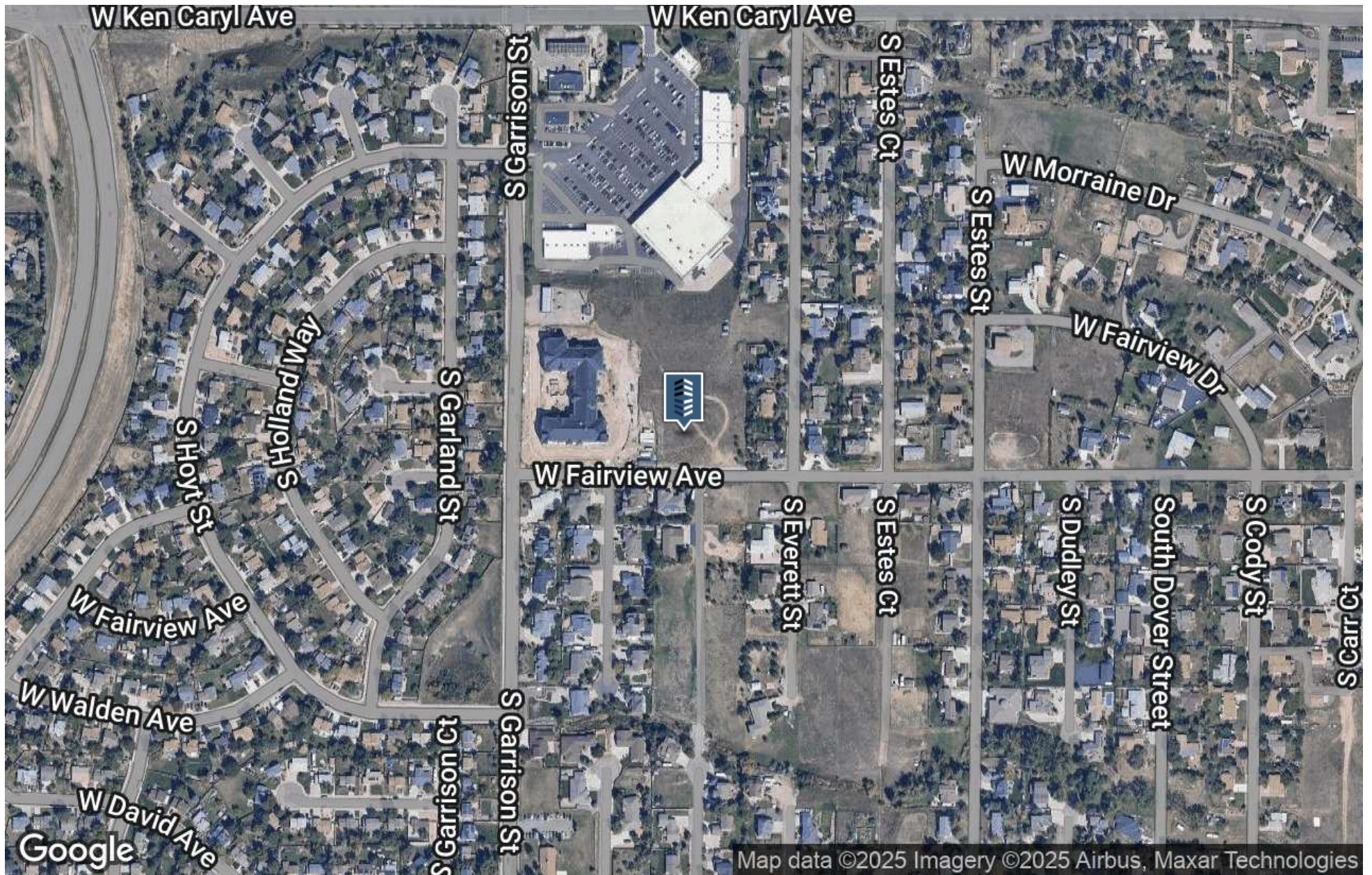
- High income neighborhood
- Situated adjacent to Village Cooperative of Chatfield a brand new 62+ community.
- Close proximity to both Kipling and Ken Caryl
- Large commercial land tract



RETAIL MAP



LOCATION MAP

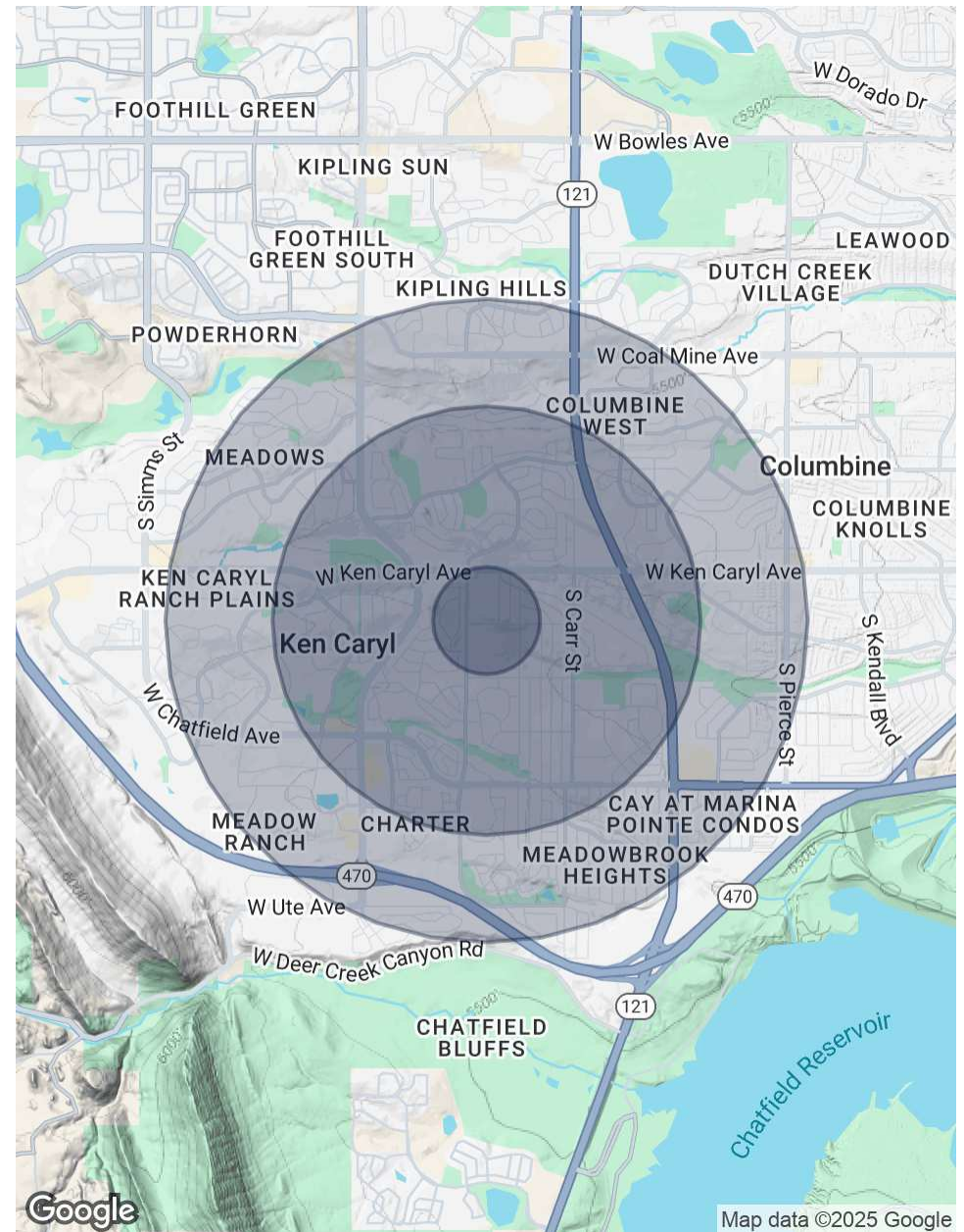


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	1 MILE	1.5 MILES
Total Population	785	15,309	32,357
Average Age	46.1	42.8	42.5
Average Age (Male)	44.3	42.6	42.4
Average Age (Female)	48.1	43.5	43.3

HOUSEHOLDS & INCOME	0.25 MILES	1 MILE	1.5 MILES
Total Households	284	6,225	12,916
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$118,443	\$113,418	\$115,151
Average House Value	\$411,590	\$414,125	\$416,389

2020 American Community Survey (ACS)





UNIQUE
PROPERTIES

TCN
REAL ESTATE SERVICES

W KEN CARYL AVE

S GARRISON ST

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