

Main Street Land Available

239 S Main Street | Brighton, CO 80601



0.31

Acres

\$250,000

Purchase Price

Brighton DT
(Downtown)

Zoning

TRAFFIC COUNTS

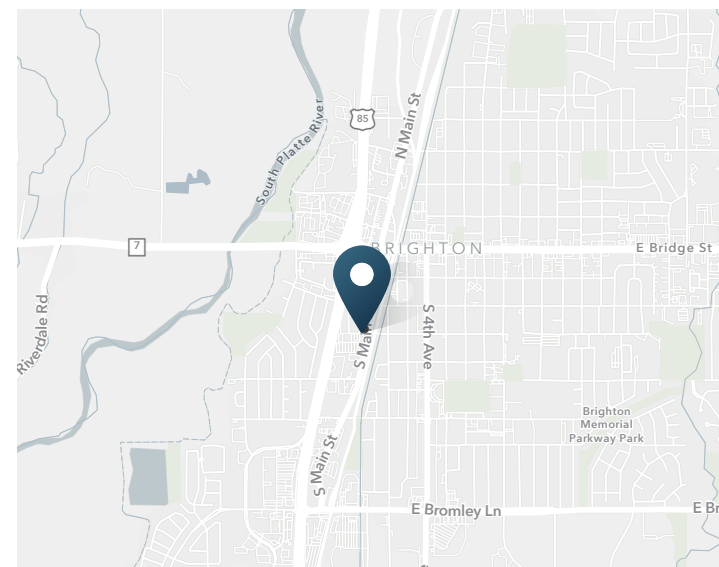
| | |
|------------------------|------------|
| S Main St | 3,700 VPD |
| Hwy 85, W of Site | 39,000 VPD |
| E Bridge Rd, N of Site | 24,409 VPD |
| S 4th St, E of Site | 10,100 VPD |

Year: 2015-2017 | Source: DRCOG

CONTACT

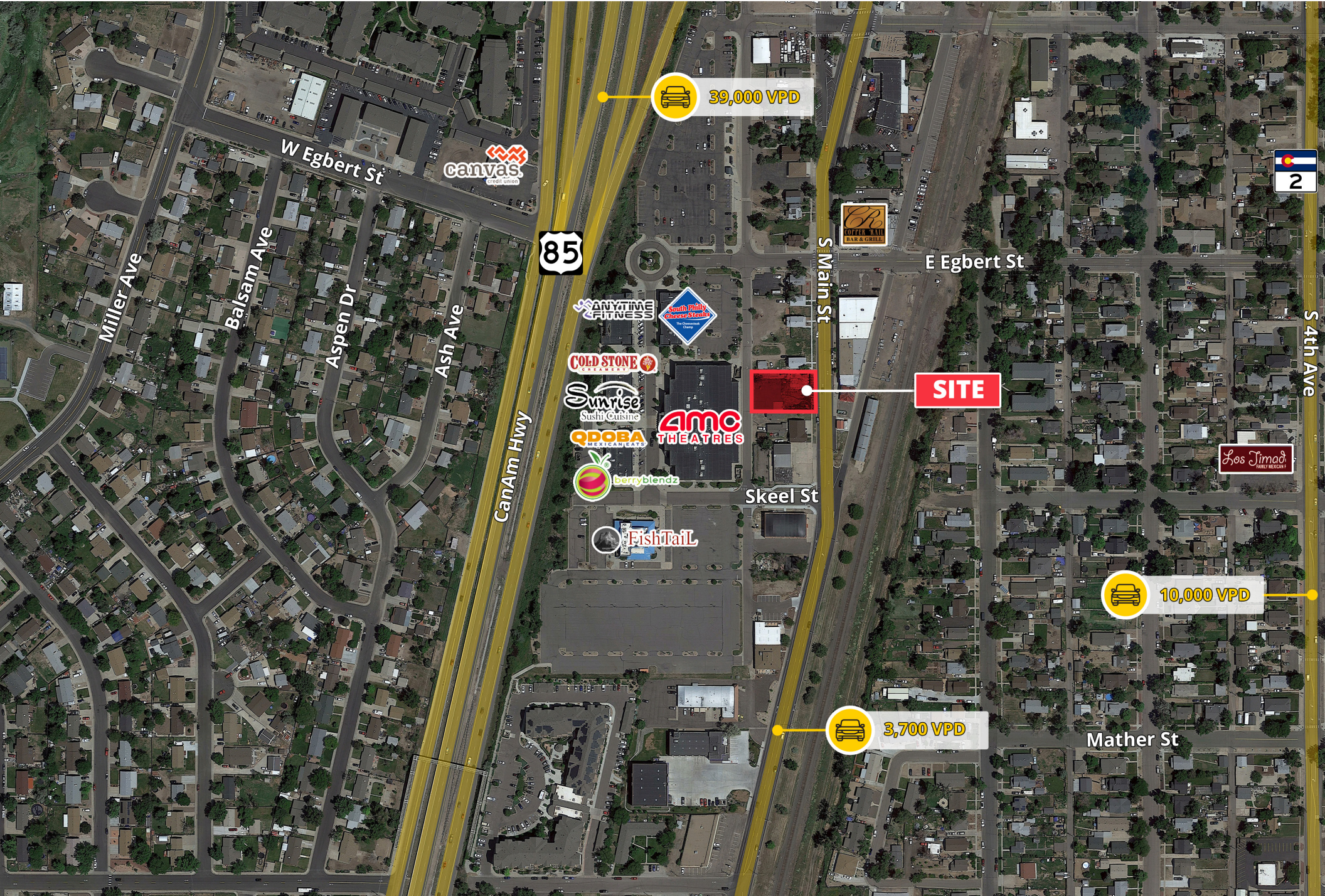
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39,000 VPD

SITE

10,000 VPD

3,700 VPD



Los Jimadi
FAMILY RESTAURANT

canvas
CREATIVES

ANYTIME
FITNESS

South Philly
CheeseSteaks

COLD STONE
CREAMERY

Sunrise
Sushi Cuisine

AMC
THEATRES

QDOBA
MEXICAN EATERY

berryblendz

FishTatL

COFFEE TAIL
BAR & GRILL

E Egbert St

Skeel St

Mather St

Miller Ave

Balsam Ave

Aspen Dr

Ash Ave

W Egbert St

CanAm Hwy

S Main St

S 4th Ave

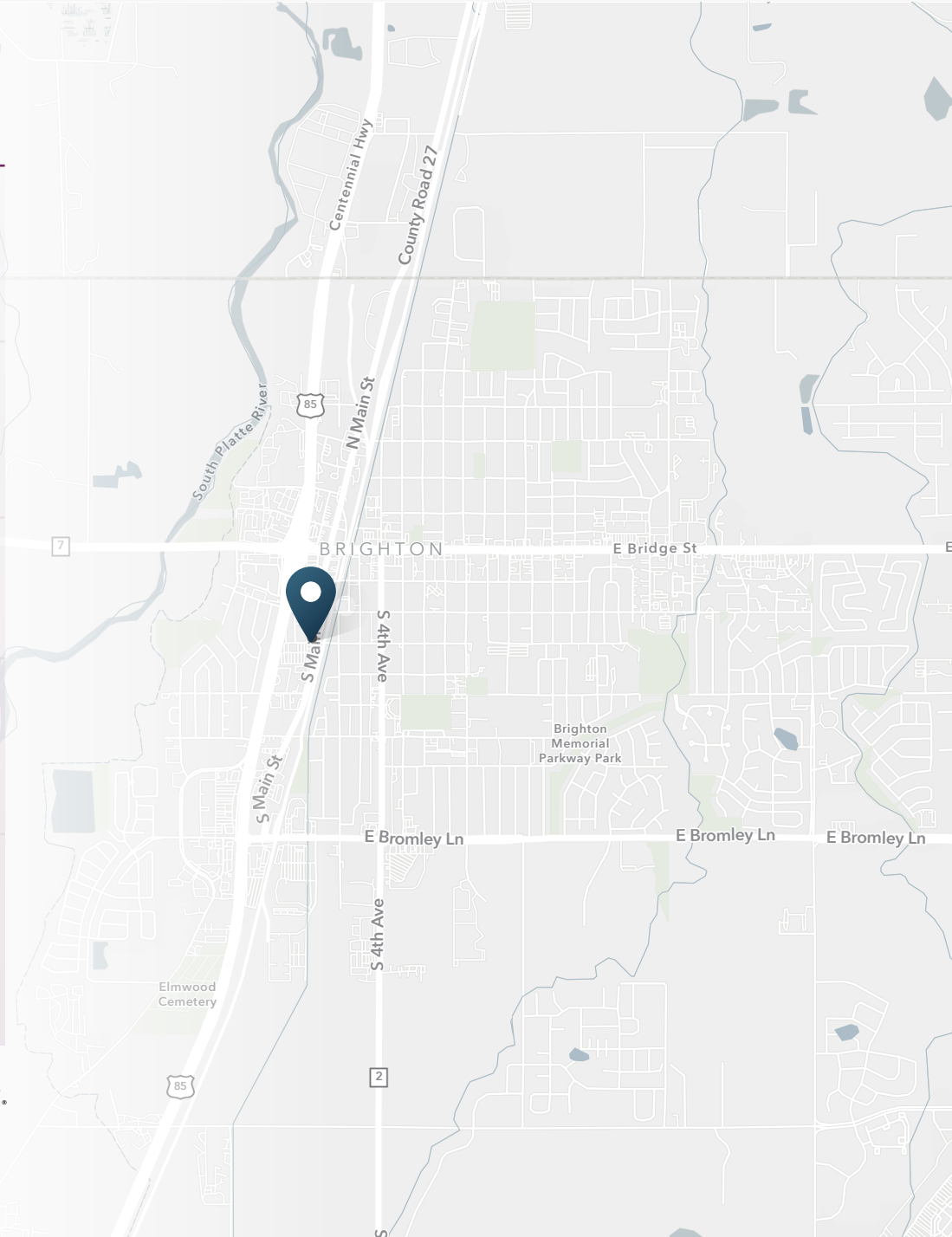
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DEMOGRAPHIC HIGHLIGHTS

| Population | 1 Mile | 3 Miles | 5 Miles |
|---|----------|-----------|-----------|
| 2022 Estimated Population | 10,736 | 33,560 | 59,596 |
| 2027 Projected Population | 4,760 | 66,435 | 111,653 |
| Projected Annual Growth 2022 to 2027 | 10,757 | 34,063 | 64,374 |
| Daytime Population | | | |
| 2022 Daytime Population | 10,430 | 30,703 | 53,701 |
| Workers | 4,799 | 13,498 | 24,276 |
| Residents | 5,631 | 17,205 | 29,425 |
| Income | | | |
| 2022 Est. Average Household Income | \$79,164 | \$106,518 | \$124,110 |
| 2022 Est. Median Household Income | \$58,254 | \$81,328 | \$99,221 |
| Households & Growth | | | |
| 2022 Estimated Households | 3,824 | 11,385 | 19,819 |
| 2027 Projected Households | 3,835 | 11,550 | 21,236 |
| Projected Annual Growth 2022 to 2027 | 0.06% | 0.29% | 1.39% |
| Race & Ethnicity | | | |
| 2022 Est. White | 50.8% | 58.6% | 63.2% |
| 2022 Est. Black or African American | 1.4% | 1.5% | 1.5% |
| 2022 Est. Asian or Pacific Islander | 1.7% | 4% | 2.7% |
| 2022 Est. American Indian or Native Alaskan | 2.7% | 2.1% | 1.7% |
| 2022 Est. Other Races | 0.1% | 0.1% | 0.1% |
| 2022 Est. Hispanic | 54.8% | 45% | 38% |





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