



FOR SALE

2359  
MAIN STREET

LITTLETON, CO 80120



CUSHMAN &  
WAKEFIELD



2359  
MAIN  
STREET



## PROPERTY SUMMARY

2359 W. Main Street is positioned along Littleton's highly trafficked Main Street corridor. The site benefits from strong visibility, easy access, and proximity to a dense mix of residential neighborhoods, local businesses, and established retail. The surrounding area features a blend of national and local tenants, creating consistent daily traffic and long-term demand.

## PROPERTY HIGHLIGHTS

The property offers an open layout suitable for a wide range of retail, service, or owner-user opportunities. Its location within the Littleton market provides exposure to a stable, affluent trade area while maintaining a neighborhood-oriented feel. This offering presents an attractive opportunity for investors or owner-users seeking a presence in one Denver's most established retail corridors.



### BUILDING AREA

4,400 SF



### LAND AREA

0.09 ACRES



### YEAR BUILT

1960

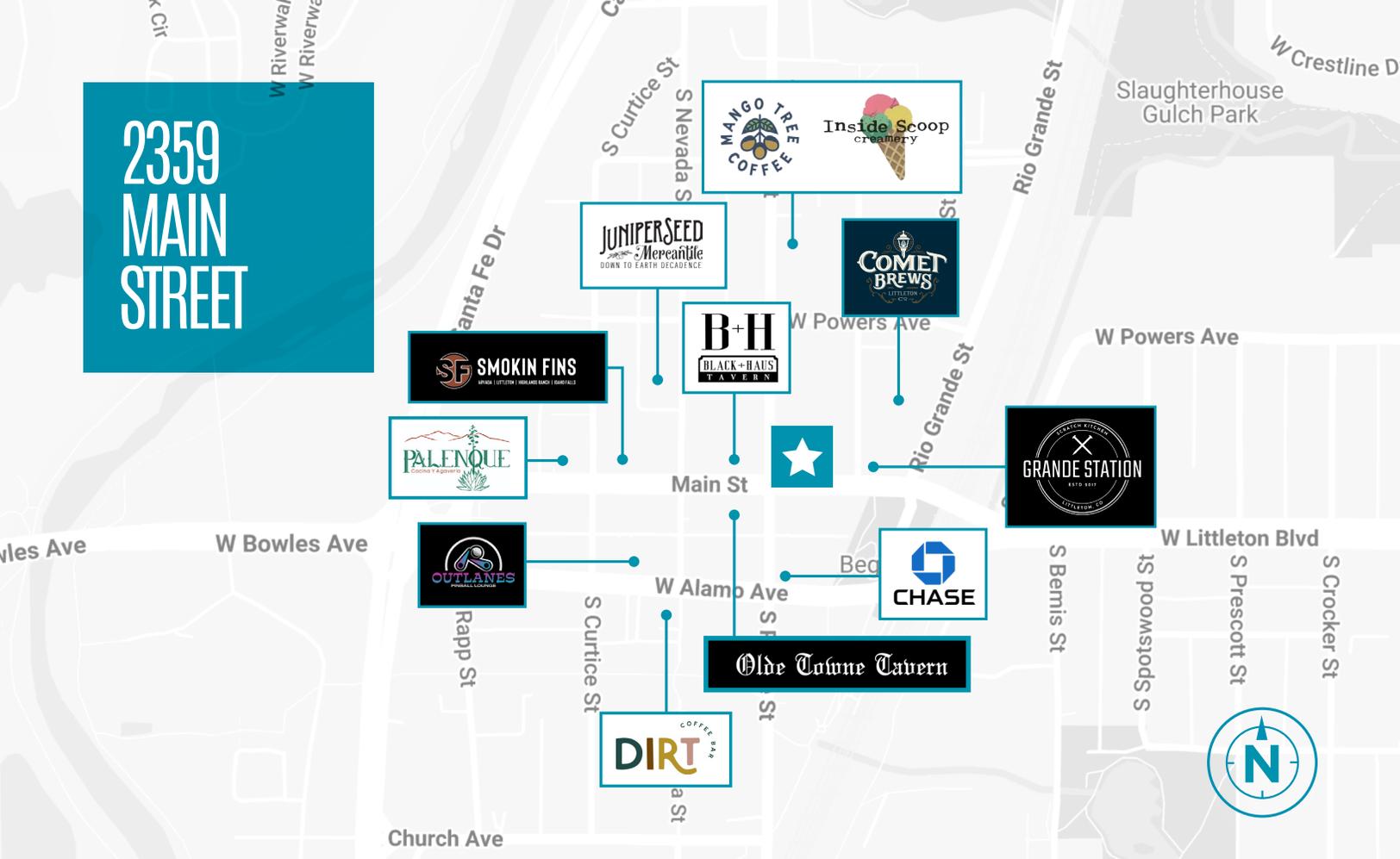


### SALE PRICE

\$2,090,000



# 2359 MAIN STREET



DEMOGRAPHICS	1 mile	3 miles	5 miles
2024 Population	13,020	94,160	280,516
Median Age	39.9	41.5	40.8
Bachelor's Degree or Higher	44%	46%	47%
Avg Household Income	\$86,996	\$114,918	\$118,521

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