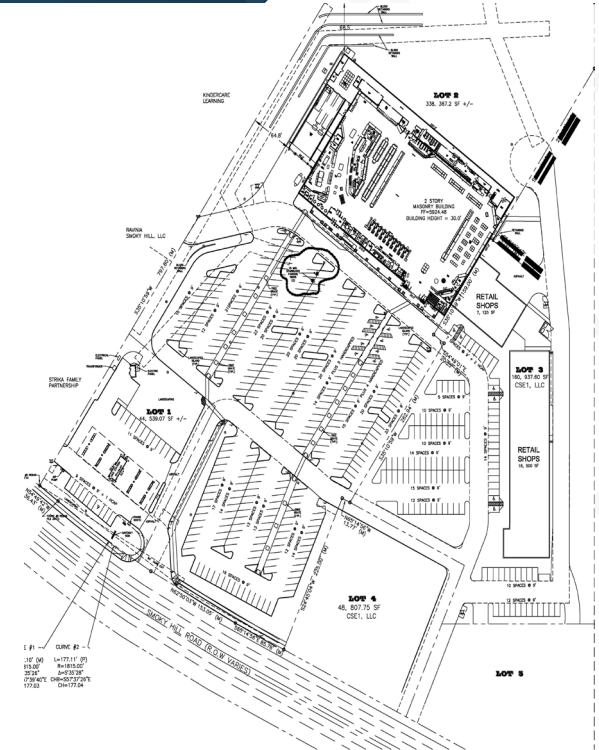


# Smoky Hill Town Center Pad Site

20123 E Smoky Hill Rd | Centennial, CO 80015



**FOR SALE OR LEASE**



## SIZE

1.02 AC

## PRICE

Call for Info

## ABOUT THE PROPERTY

- Fuel/c-store
- Great visibility and identity from Smoky Hill Rd
- Strong co-tenancy
- Limited pad opportunity in the corridor
- Facility has been decommissioned

## TRAFFIC COUNTS

E Smoky Hill Rd

35,693 VPD

S Himalaya St

22,000 VPD

Year: 2023 | Source: Esri

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	17,448	123,536	248,106
Daytime Population	10,646	82,100	179,632
Avg. Household Income	\$180,325	\$154,817	\$142,519
Estimated Households	5,474	41,252	87,363

Year: 2023 | Source: Esri

## CONTACT

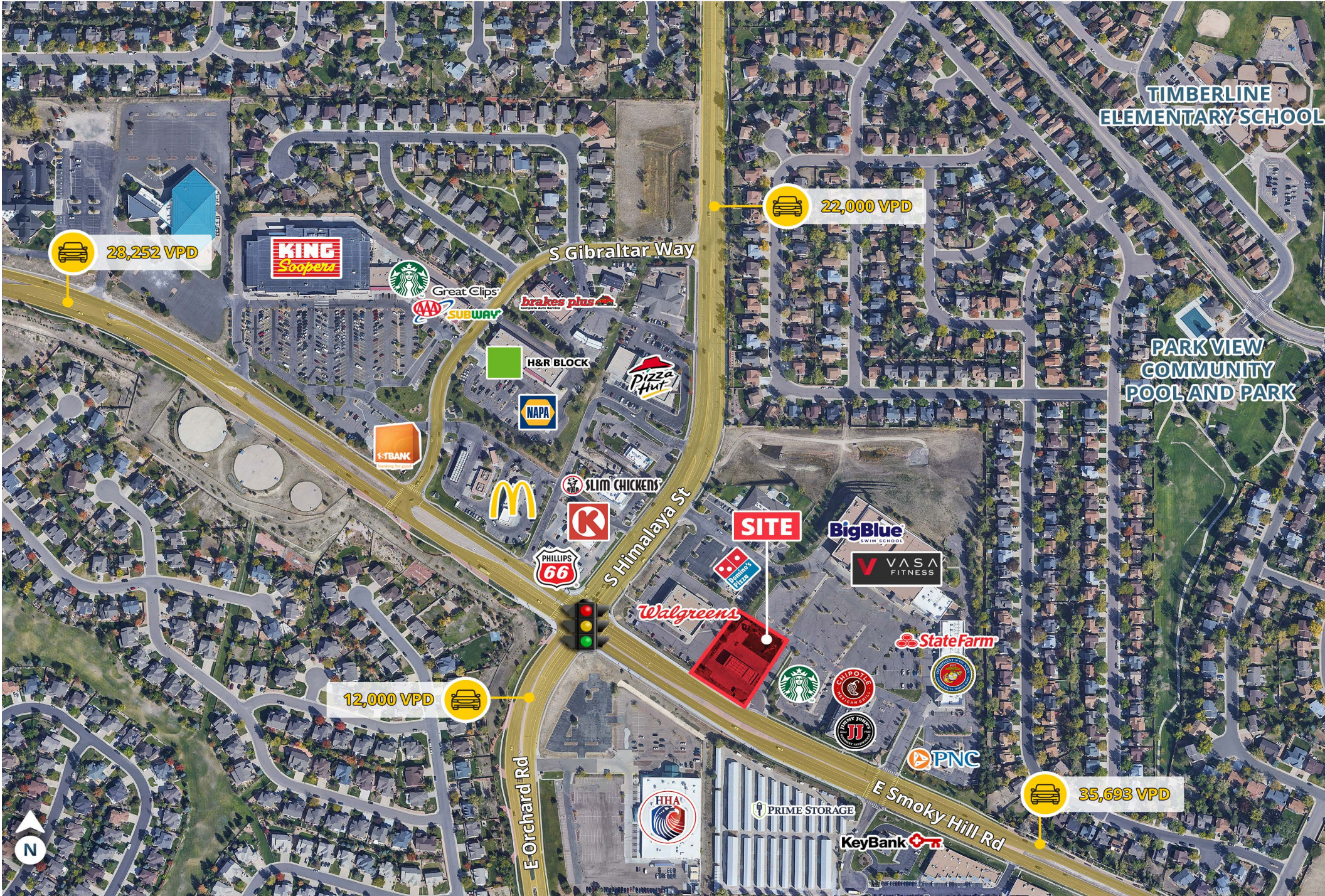
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## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2023 Estimated Population	17,448	123,536	248,106
2028 Projected Population	17,314	124,140	250,419
Projected Annual Growth 2023 to 2028	-0.15%	0.10%	0.19%

### Daytime Population

	1 Mile	3 Miles	5 Miles
2023 Daytime Population	10,646	82,100	179,632
Workers	3,612	27,439	68,983
Residents	7,034	54,661	110,649

### Income

	1 Mile	3 Miles	5 Miles
2023 Est. Average Household Income	\$180,325	\$154,817	\$142,519
2023 Est. Median Household Income	\$144,053	\$120,279	\$109,011

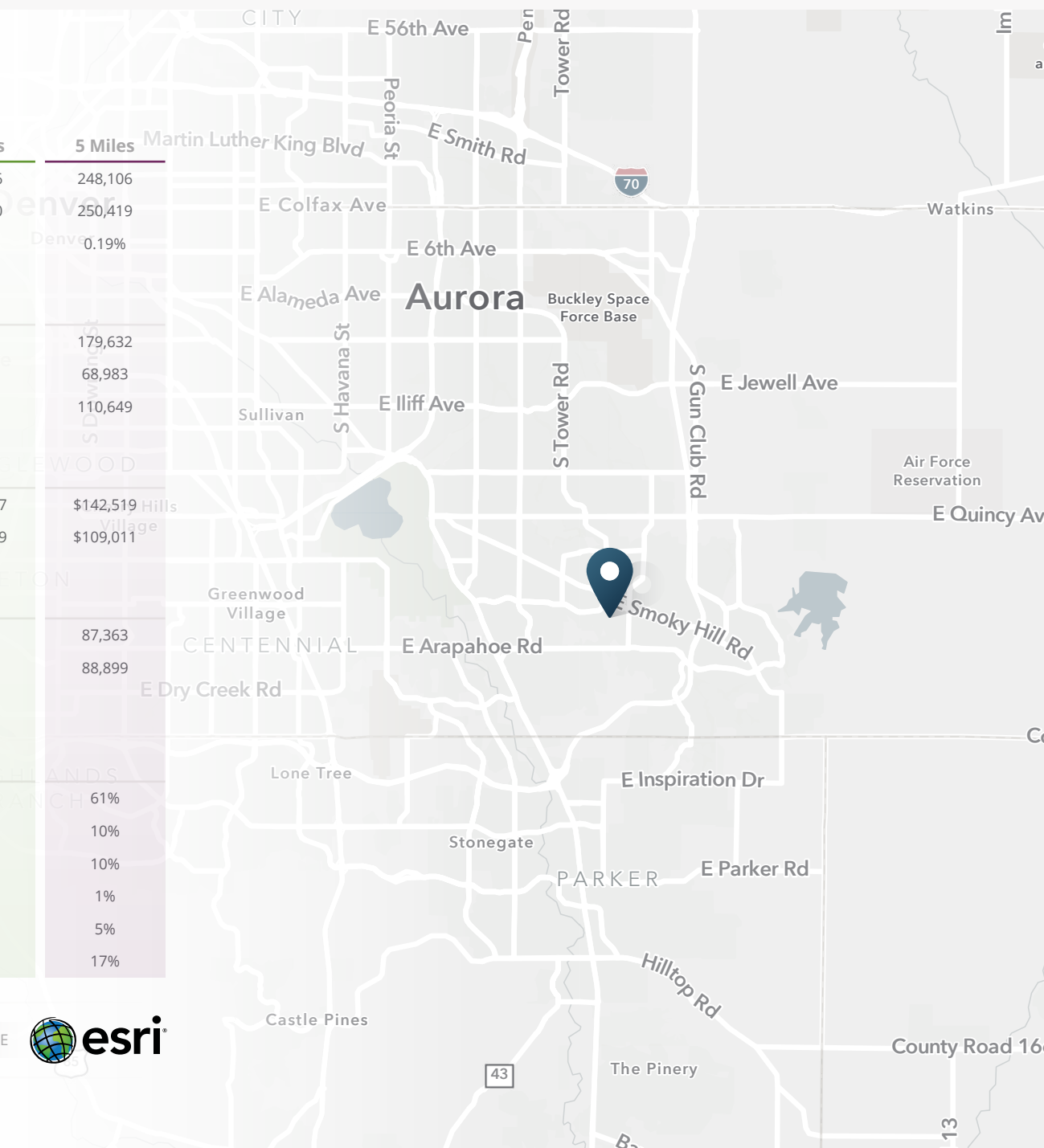
### Households & Growth

	1 Mile	3 Miles	5 Miles
2023 Estimated Households	5,474	41,252	87,363
2028 Projected Households	5,475	41,698	88,899
Projected Annual Growth 2023 to 2028			

### Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2023 Est. White	66%	62%	61%
2023 Est. Black or African American	7%	10%	10%
2023 Est. Asian or Pacific Islander	11%	10%	10%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	3%	5%	5%
2023 Est. Hispanic	13%	16%	17%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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