

FOR LEASE

50-60 E CHENANGO AVE



50-60 Chenango Ave | Englewood, CO 80113

	50 E Chenango Ave	60 E Chenango Ave
ADDRESS:	Englewood, Colorado 80113	Englewood, Colorado 80113
* BUILDING SIZE:	4,800 SF	4,915 SF
YEAR BUILT:	1970	1972
BUILDING TYPE:	Automotive	Automotive
COUNTY:	Arapahoe	Arapahoe
LEASE RATE:	\$18-\$20/SF/FS	\$18-\$20/SF/FS

BUILDING HIGHLIGHTS

- Rare Automotive opportunity with retail visibility
- Local Ownership
- Great central Denver location along the South Broadway corridor
- Densely populated area with close proximity to many national retailers and restaurants.
- Two drive-in doors with ample on-site parking

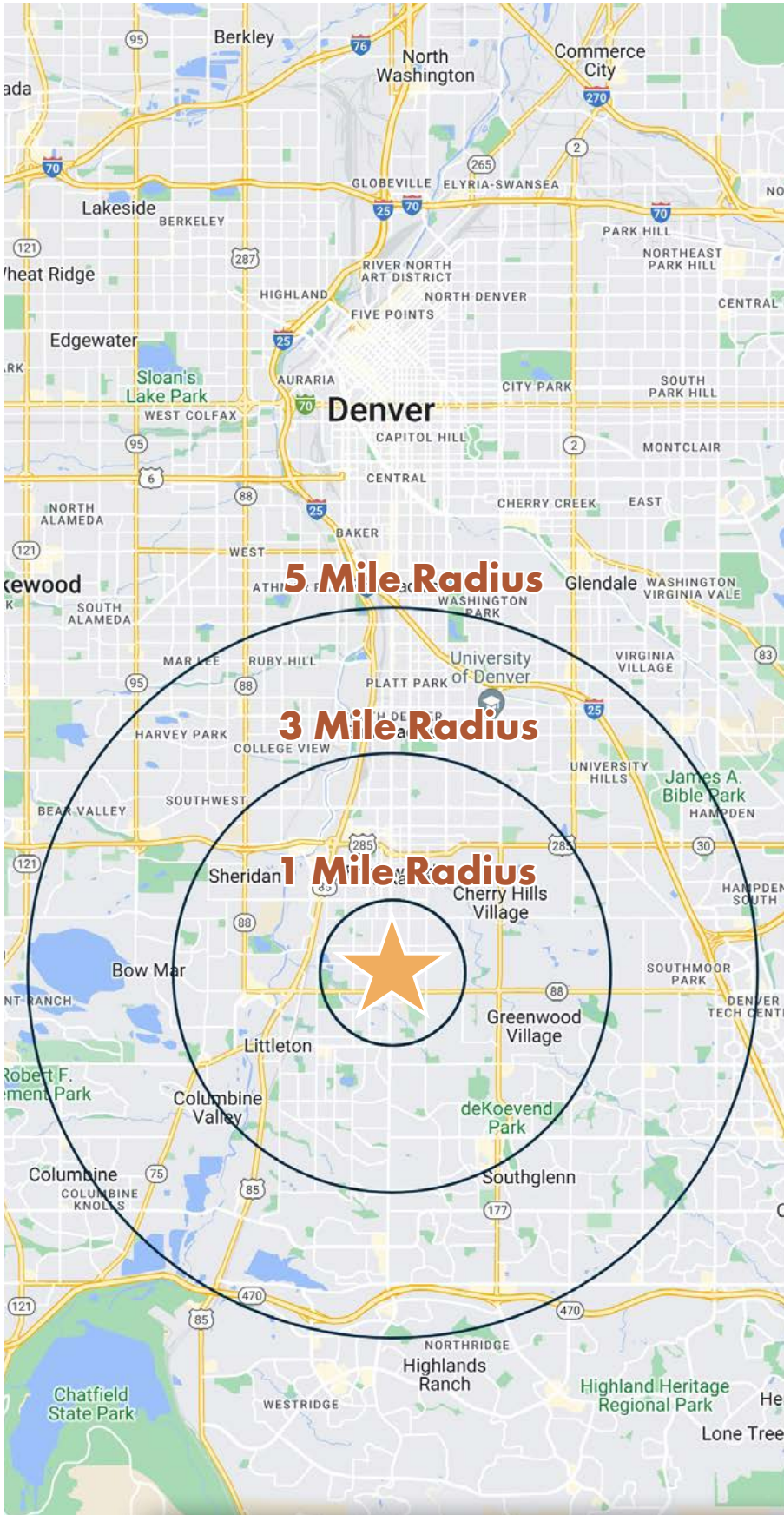
Brent Ham
Cell: 303.513.8189
brent.ham@navpointre.com

Mike Quinlan
Cell: 303.726.4730
mike.quinlan@navpointre.com

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*CONTIGUOUS SPACE: 9,715 SF

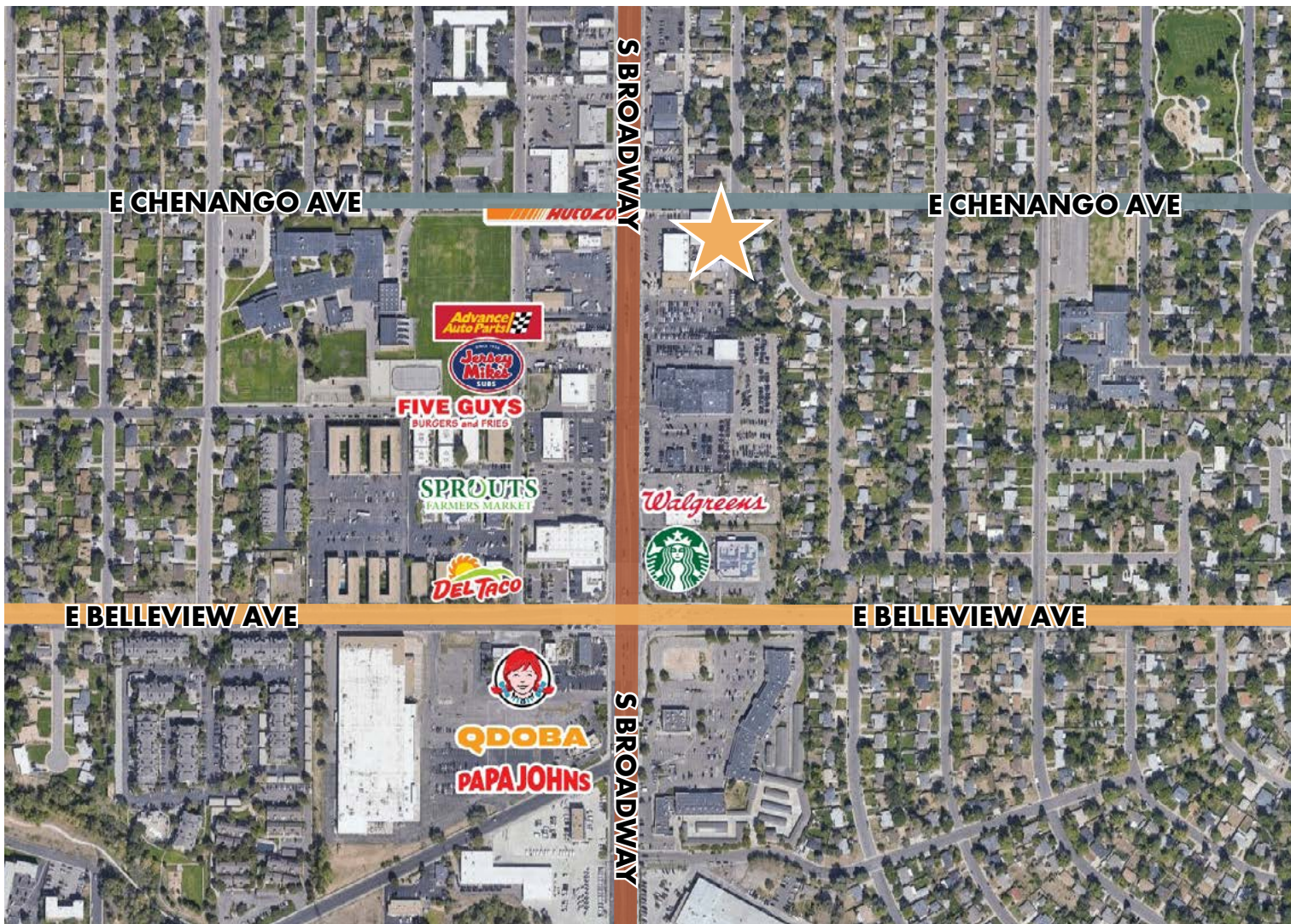
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2027 Projection	18,007	103,485	326,421
2022 Population	17,383	99,667	308,285
Growth 2022-2027	0.7%	0.8%	1.2%
Growth 2010-2022	1.0%	1.0%	1.1%
Average Household Size	2.3	2.2	2.3
Median Age	37.6	40	38.7
Average Household Income	\$87,533	\$101,672	\$114,040
Median Home Value	\$427,102	\$445,231	\$471,801
Median Year Built	1964	1967	1973

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