



HIGHLIGHTS

- ▶ 4.33 acre development
- ▶ Permitted Uses include Tire Store, Quick Lube, Auto Parts, Brake Repair, Car Wash, Fast Food, Quick Service, Dollar Store and Flex Office
- ▶ Strategic I-70 frontage, visibility & immediate access
- ▶ Demand for regional & national retail services in path of primary growth along I-70

SEC MARKETPLACE DR & 1ST ST
BENNETT, CO

1.8 - 2.53 ACRE SITES AVAILABLE IMMEDIATELY

DEMOGRAPHICS

	20 MIN DRIVE TIME	10 MILES	15 MILES
Estimated Population	47,703	13,668	34,879
Avg. Household Income	\$124,981	\$136,655	\$138,500
Employees	16,819	3,419	8,511
Businesses	1,106	399	752

Source: ESRI 2024

TRAFFIC COUNTS

LOCATION	CARS/DAY
I-70 east of 1st ST	22,000
1st ST north of I-70	13,000

Source: CDOT 2023

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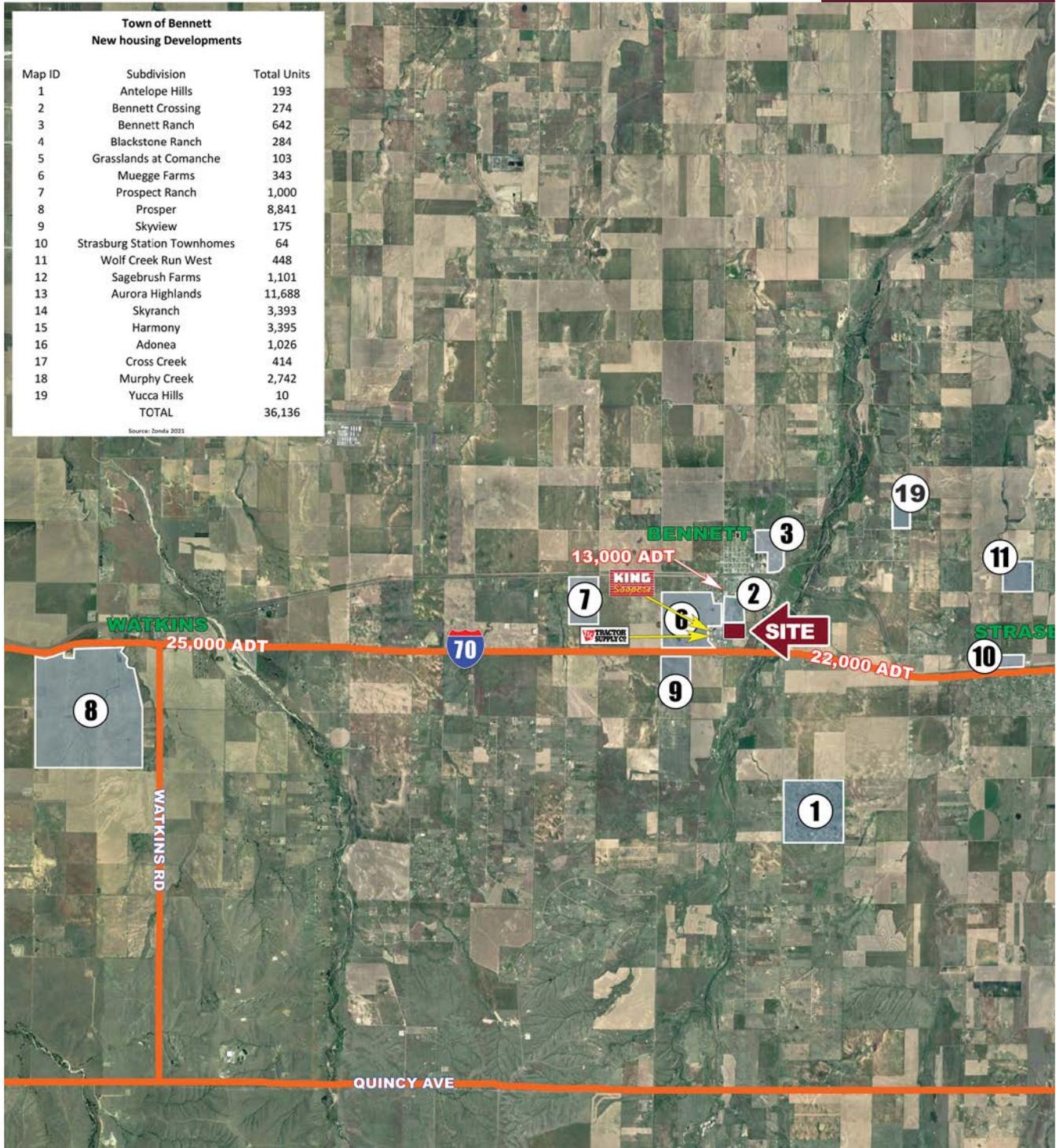
SEC MARKETPLACE DRIVE & 1ST STREET
BENNETT, CO

AERIAL MAP



SEC MARKETPLACE DRIVE & 1ST STREET
BENNETT, CO

AERIAL MAP



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