

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Lakewood Vacant Lot For Sale

7300 W Jefferson Ave, Lakewood, CO 80235



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PROPERTY INFORMATION

Lot Size:	0.66 Acre (28,702± SF)
City/County:	Lakewood / Jefferson
Taxes:	\$3,145 (2023)
Zoning:	M-E-S

For Sale: \$500,000

Located near the intersection of Hwy 285 and Wadsworth near the Holiday Inn, Extended Stay and Suites, Quality Inn, Old Chicago, Denny's, and First Bank, this 0.66 Acre lot is currently paved with two ingress/egress points and has exterior lighting. Zone M-E-S allowing for Retail, Car Rental, Light Manufacturing, Parking Lot, and other uses under this zoning.

**Brokerage Disclosure
to Buyer**

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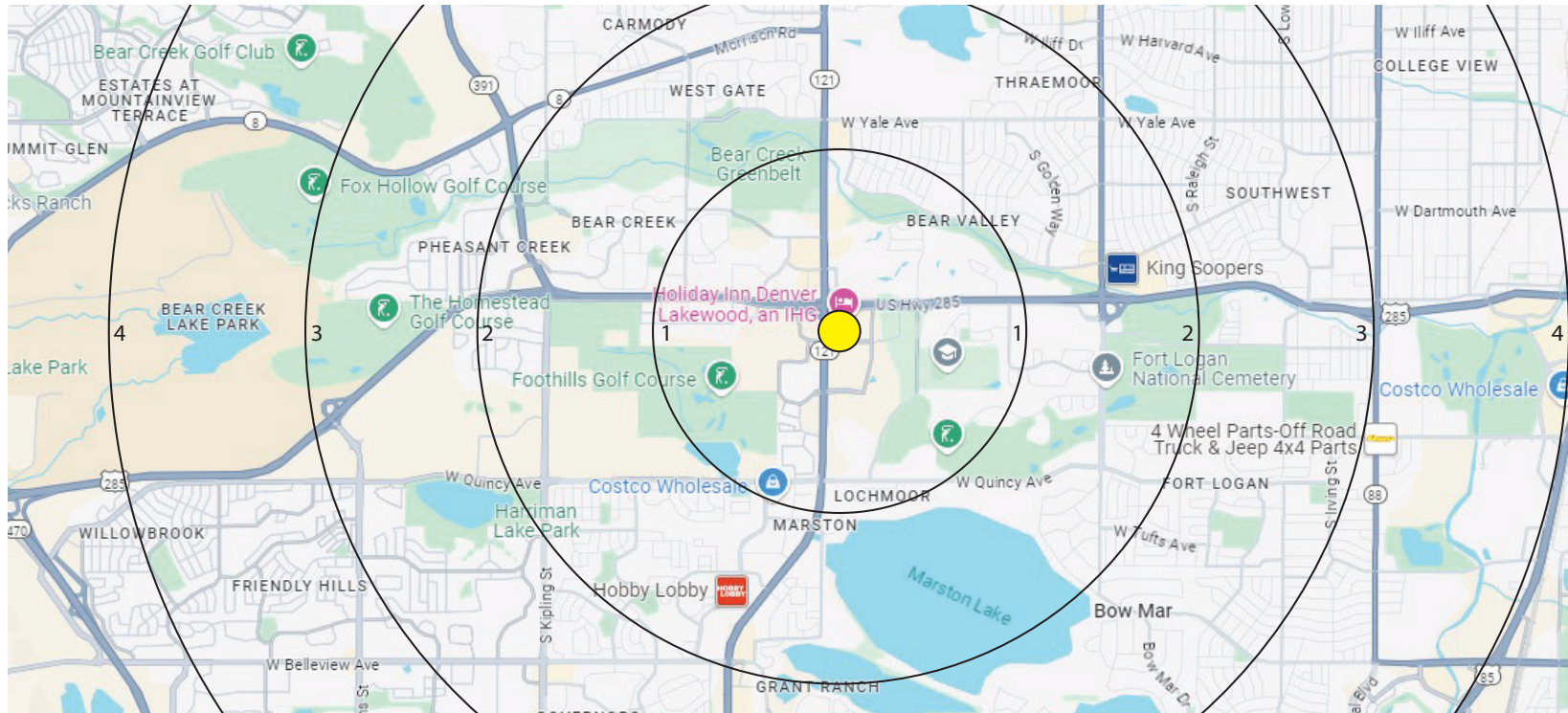
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	11,563	107,162	309,206
Households	5,490	43,145	121,462
Median HH Income	\$62,541	\$83,383	\$84,489
Median Age	36.80	40.30	39.60
Traffic	51,833 vpd - Wadsworth Blvd @ W Jefferson Ave.		

Source: CoStar

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.