

# I-76 & FEDERAL PAD SITE

5595 Federal Boulevard, Denver, CO

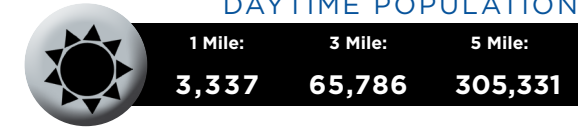


## DEMOGRAPHICS

### POPULATION



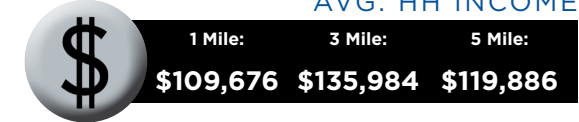
### DAYTIME POPULATION



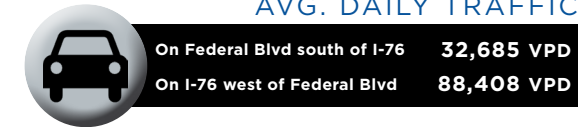
### HOUSEHOLDS



### AVG. HH INCOME



### AVG. DAILY TRAFFIC



## PROPERTY OVERVIEW:

- New pad site available at high traffic I-76 & Federal Blvd
- Approximately 0.6 AC available with opportunity up to 3,000 SF for drive-thru building
- Gateway to Berkley neighborhoods and Chaffee Park industrial development
- Exciting redevelopment opportunity with great visibility
- Join newly opened Maverik at this intersection

For more information, contact:

**Mike DePalma**

720 598 6043

[mdepalma@creginc.com](mailto:mdepalma@creginc.com)



# I-76 & FEDERAL PAD SITE

5595 Federal Boulevard, Denver, CO



Mike DePalma

720 598 6043

[mdepalma@creginc.com](mailto:mdepalma@creginc.com)

