I-76 & FEDERAL PAD SITE

5595 Federal Boulevard, Denver, CO



DEMOGRAPHICS

POPULATION



DAYTIME POPULATION



HOUSEHOLDS

	1 Mile:	3 Mile:	5 Mile:
"	3,865	53,796	187,144

AVG. HH INCOME 1 Mile: 3 Mile: 5 Mile: \$109,676 \$135,984 \$119,886

AVG. DAILY TRAFFIC On Federal Blvd south of I-76 On I-76 west of Federal Blvd 88,408 VPD

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

720 598 6043

mdepalma@creginc.com

CROSBIE

REALESTATE

GROUP

For more information, contact:

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