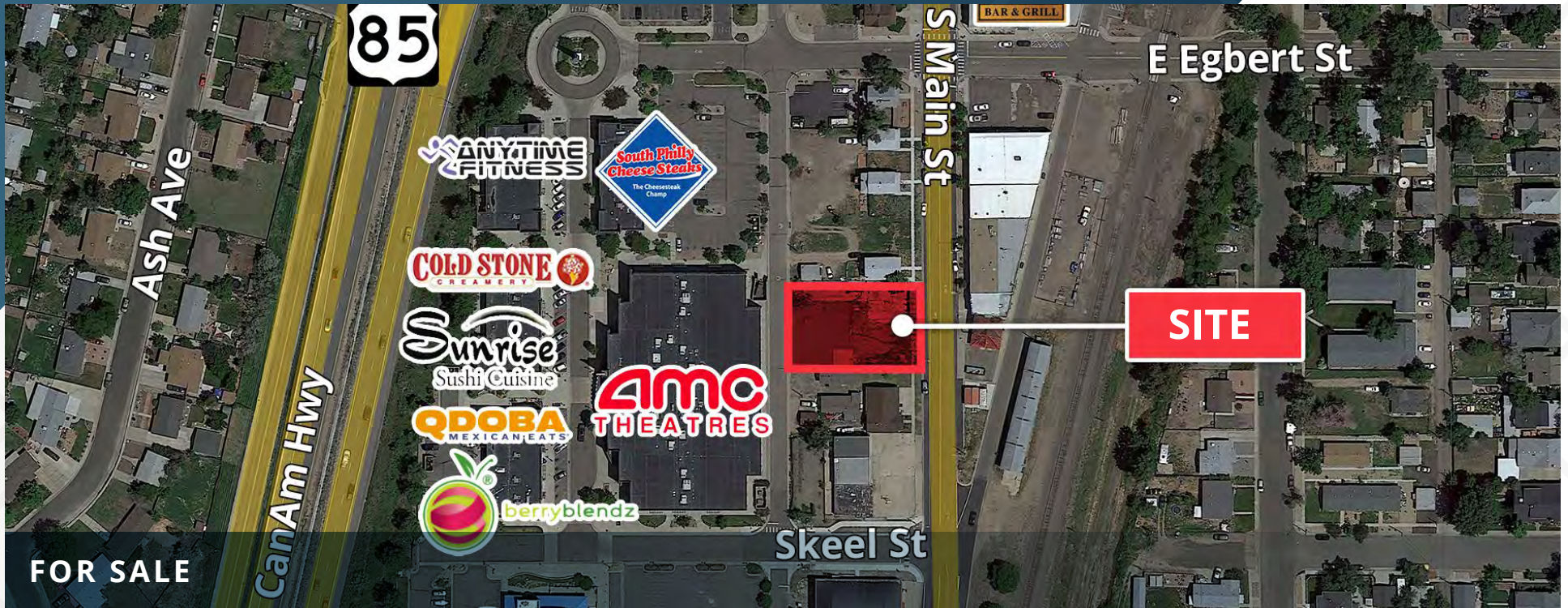


Main Street Land Available

239 S Main Street | Brighton, CO 80601



0.31
Acres

\$250,000
Purchase Price

Brighton DT
(Downtown)
Zoning

TRAFFIC COUNTS

S Main St	3,700 VPD
Hwy 85, W of Site	39,000 VPD
E Bridge Rd, N of Site	24,409 VPD
S 4th St, E of Site	10,100 VPD

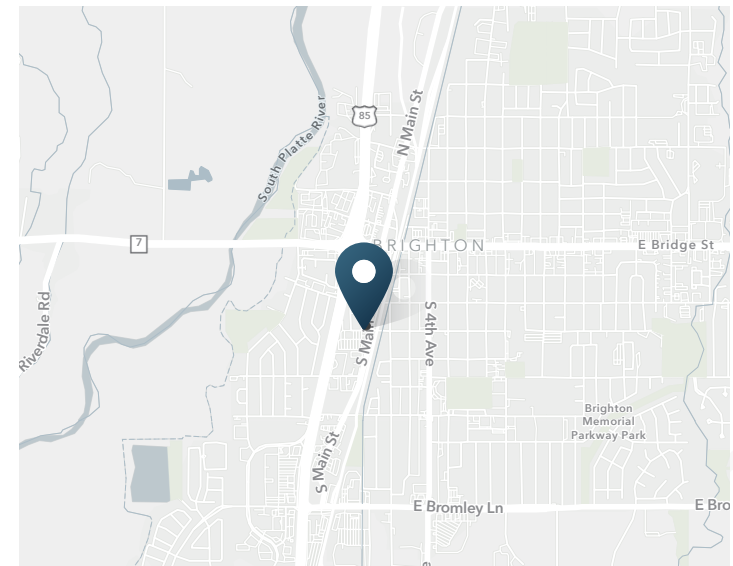
Year: 2024 | Source: Esri

CONTACT

Jack Lazzeri | 303.295.4841 | jack.lazzeri@srsre.com

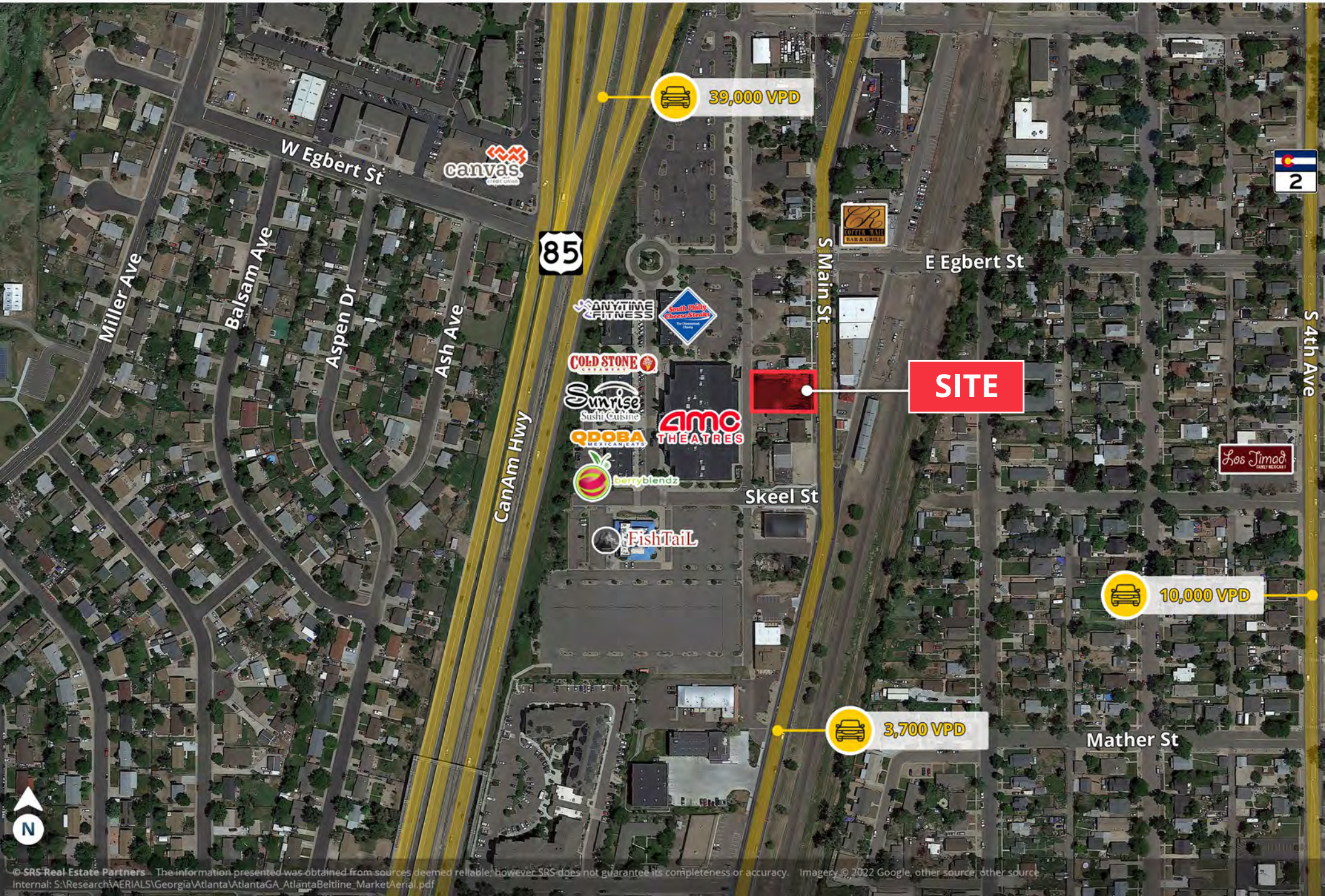
Patrick McGlinchey | 210.303.3149 | patrick.mcglinchey@srsre.com

Justin Gregory | 303.803.7170 | justin.gregory@srsre.com



Main Street Land Available

239 S Main Street | Brighton, CO 80601



S 4th Ave

Los Jimad

10,000 VPD

Mather St

SITE

3,700 VPD

Skel St

South Valley Power Station

AMC THEATRES

ANYTIME FITNESS

COLD STONE CREAMERY

SUNRISE SUSHI CUISINE

QDOBA

BERRYBLENDZ

FishTail

CanAm Hwy

Ash Ave

Aspen Dr

Balsam Ave

W Egbert St

canvas

85

39,000 VPD

Main Street Land Available

239 S Main Street | Brighton, CO 80601



DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	10,736	33,560	59,596
2028 Projected Population	4,760	66,435	111,653
Projected Annual Growth 2022 to 2027	10,757	34,063	64,374

Daytime Population

2024 Daytime Population	10,430	30,703	53,701
Workers	4,799	13,498	24,276
Residents	5,631	17,205	29,425

Income

2024 Est. Average Household Income	\$79,164	\$106,518	\$124,110
2024 Est. Median Household Income	\$58,254	\$81,328	\$99,221

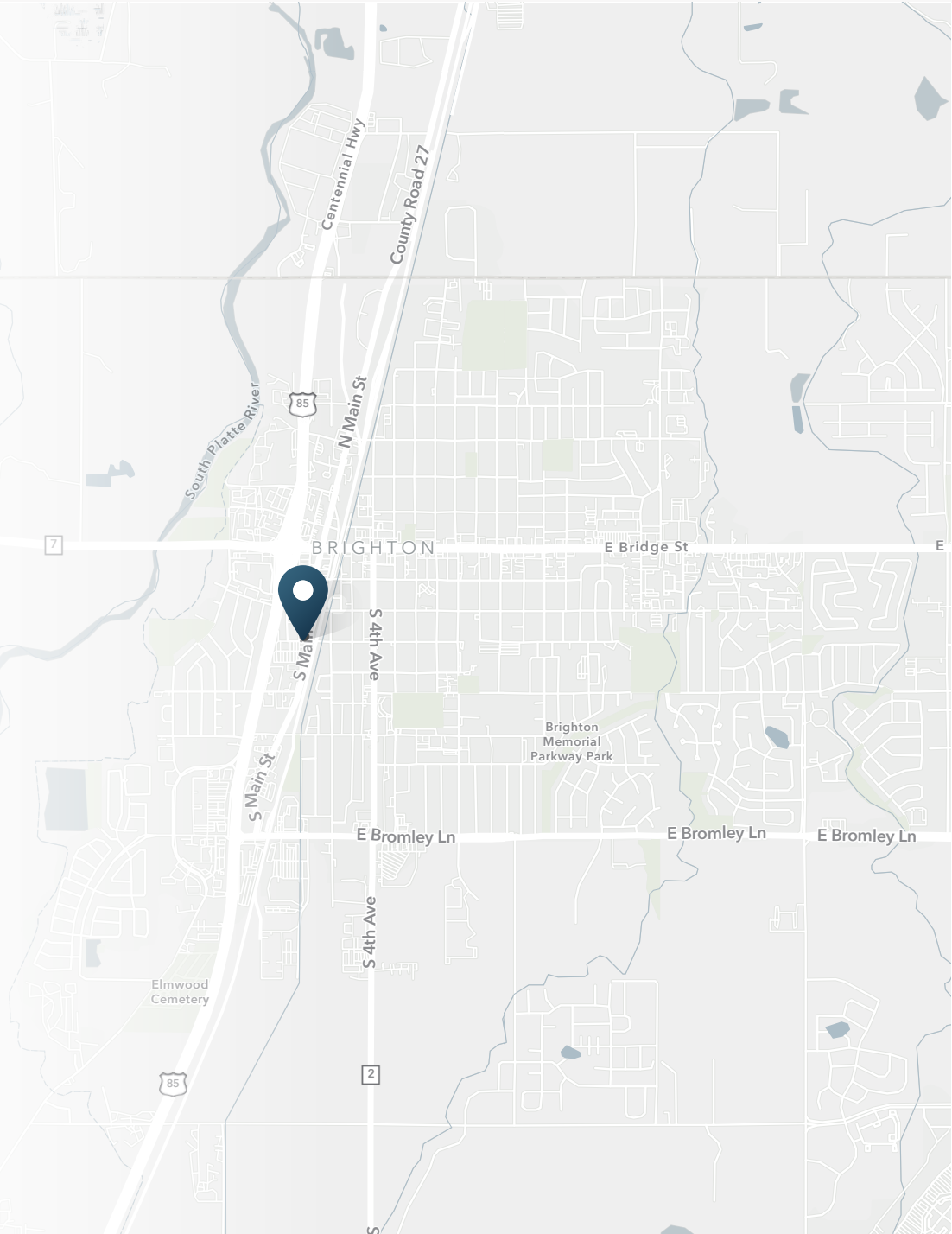
Households & Growth

2024 Estimated Households	3,824	11,385	19,819
2028 Projected Households	3,835	11,550	21,236
Projected Annual Growth 2024 to 2028	0.06%	0.29%	1.39%

Race & Ethnicity

2024 Est. White	50.8%	58.6%	63.2%
2024 Est. Black or African American	1.4%	1.5%	1.5%
2024 Est. Asian or Pacific Islander	1.7%	4%	2.7%
2024 Est. American Indian or Native Alaskan	2.7%	2.1%	1.7%
2024 Est. Other Races	0.1%	0.1%	0.1%
2024 Est. Hispanic	54.8%	45%	38%

SOURCE





SRS Real Estate Partners
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

Jack Lazzeri
303.295.4841
jack.lazzeri@srsre.com

Patrick McGlinchey
210.303.3149
patrick.mcglinchey@srsre.com

Justin Gregory
303.803.7170
justin.gregory@srsre.com

SITE

**AVAILABLE FOR
SALE OR LEASE**

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.