

PAD SITES AVAILABLE



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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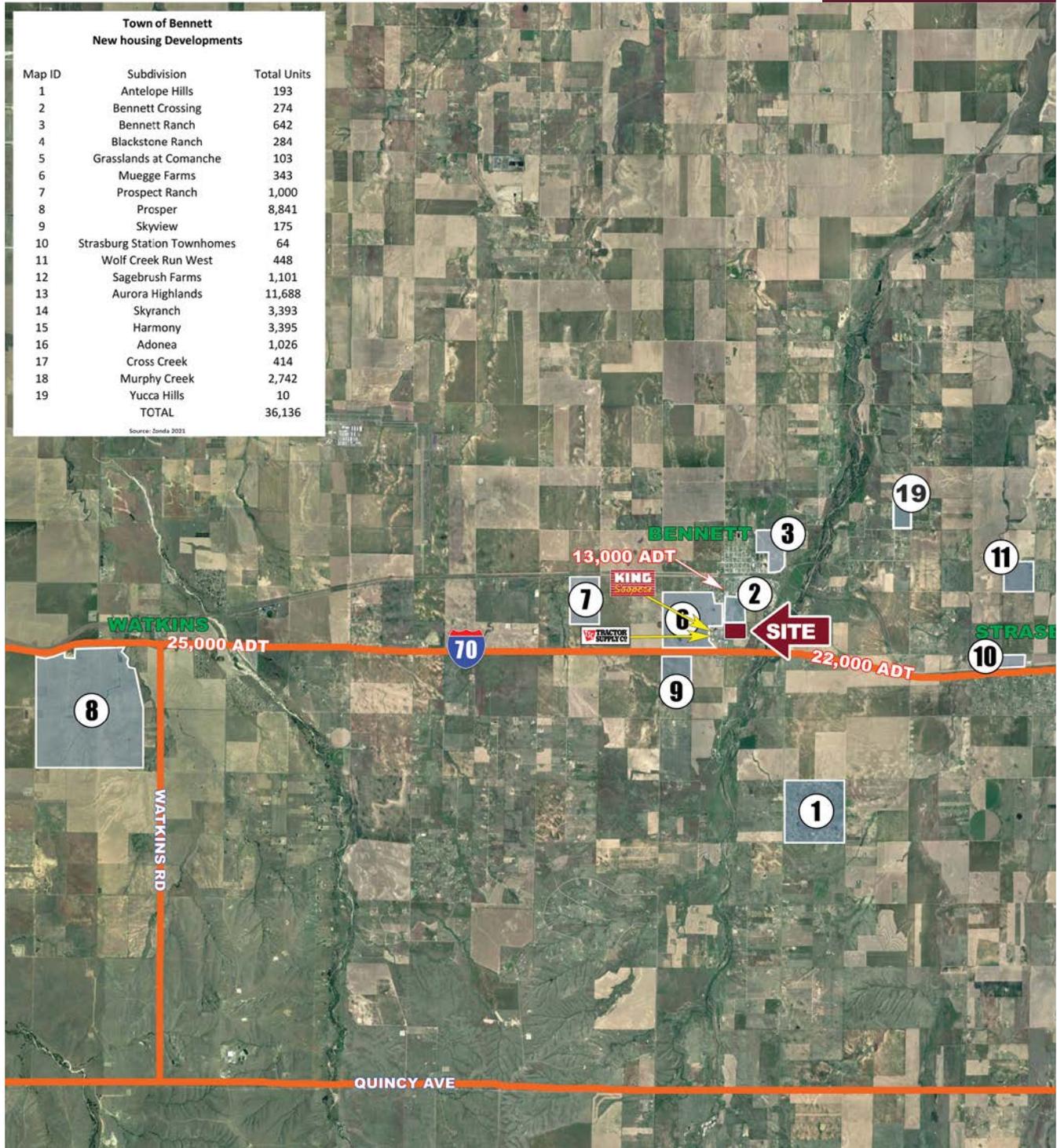
SEC MARKETPLACE DRIVE & 1ST STREET
BENNETT, CO

AERIAL MAP



SEC MARKETPLACE DRIVE & 1ST STREET
BENNETT, CO

AERIAL MAP



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