



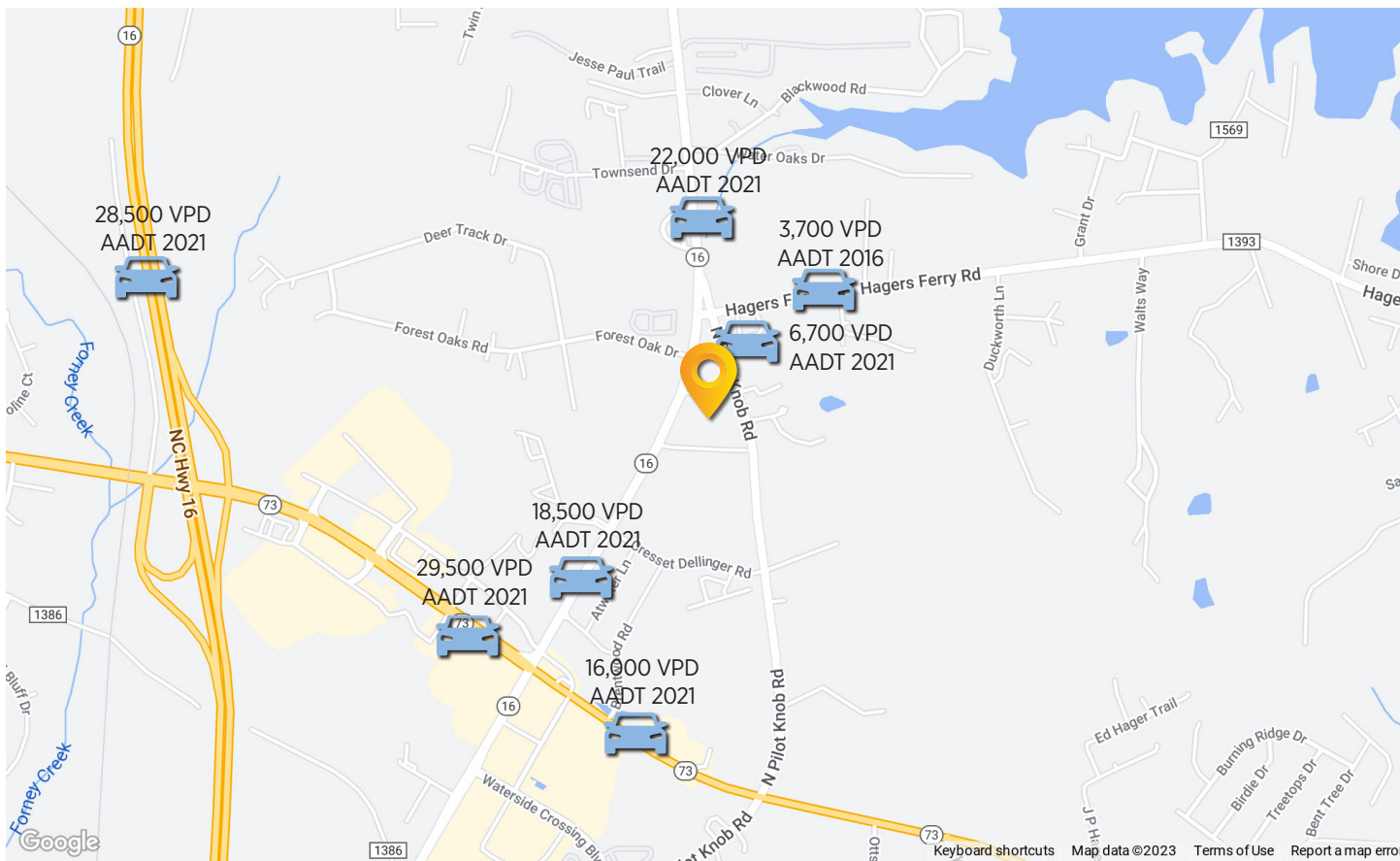
**LAND BUILD TO SUIT OR
GROUND LEASE**

N. NC HWY 16 | DENVER

Highly visible location for a multitude of uses in the heart of Denver's Business District.

SAM KLINE, CCIM
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PROPERTY INFORMATION

ACREAGE*

0.8 Acres

PARCEL#

55922

ZONED

ELDD B-N

FEATURES

- Robust Traffic Count
- Commercial Zoning
- Highly visible location
- Fronts both N. Business HWY 16 & N. Pilot Knob Rd.

LEASE RATE

Negotiable

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 Population	2,161	15,595	33,059
2027 Projected Population	2,549	17,599	35,984
Households	908	6,353	12,992
Average Housing Size	2.37	2.45	2.54
Median Age	43.3	43.5	44.5
Median Household Income	\$135,768	\$114,407	\$127,954
Average Household Income	\$145,316	\$152,839	\$175,279
Per Capita Income	\$63,800	\$63,013	\$69,761

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



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