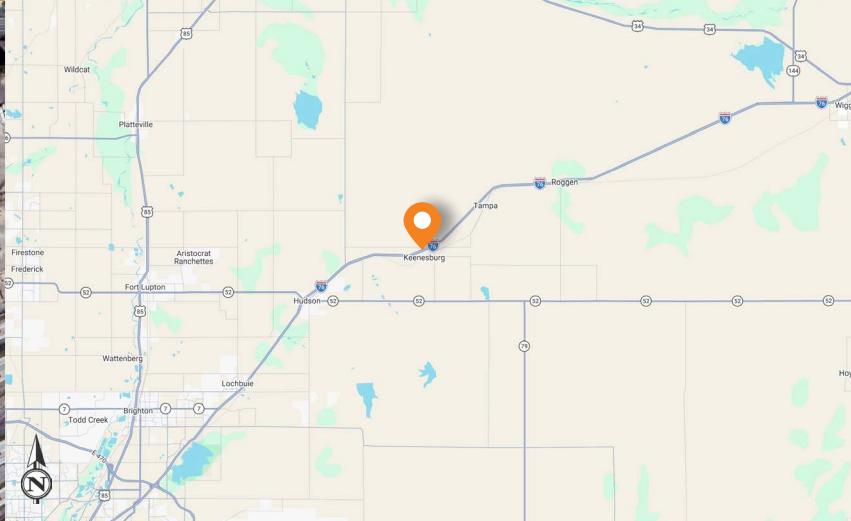


# KEENESBURG

350 MARKET ST, KEENESBURG, CO

**dhlb**  
RETAIL BROKERAGE



## PROPERTY HIGHLIGHTS

- Keenesburg ranked #1 fastest growing city in Colorado. (World Population Review 2026)
- Just to the southwest, Burlington Northern Santa Fe (BNSF) railroad is building a 2,700 acre intermodal container facility.
- Bandimere Speedway is rumored to be relocating to just outside Hudson, CO where it will develop a new racetrack on 1,100 acres.
- Broad Range Logistics, a Georgia based solar distribution company has recently signed a long term lease for over 1.1 million square feet across two buildings, located just southwest of the Keenesburg exit.
- Dream Golf Concepts is already under construction with their new Rodeo Dunes in Roggen, CO just northeast of the Keenesburg exit along I-76. The Rodeo Dunes project sits on 2,000 acres of pure sand and is planning for up to Six (6) new 18 hole golf courses 30 minutes from DIA.

## TRAFFIC COUNTS

**On I-76 west of Market St** 19,562 CPD

**On I-76 east of Market St** 15,450 CPD

Source: CDOT 2025

## DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
<b>POPULATION</b>	3,029	8,320	34,537
<b>AVERAGE HH INCOME</b>	\$125,909	\$144,282	\$136,651
<b>BUSINESSES</b>	69	239	825
<b>EMPLOYEES</b>	386	1,389	5,871

**POPULATION** 3,029 8,320 34,537

**AVERAGE HH INCOME** \$125,909 \$144,282 \$136,651

**BUSINESSES** 69 239 825

**EMPLOYEES** 386 1,389 5,871

Source: Applied Geographic Solutions, 2025 Estimates

**PHILIP HICKS**  
303.808.0507  
phil@dhlb.com

**WOODY BOYD**  
303.918.4216  
woody@dhlb.com

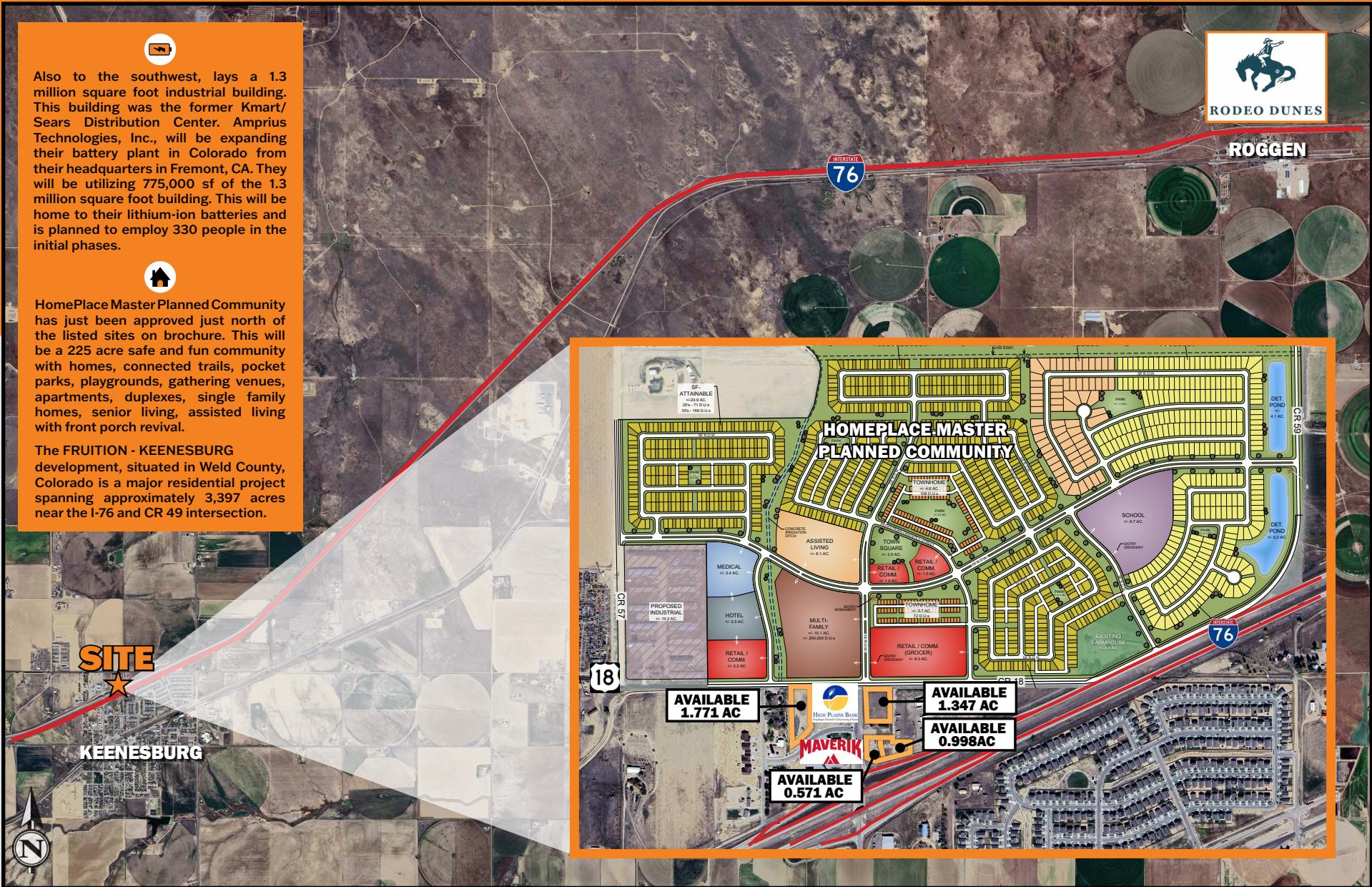
## NEARBY RETAILERS



# KEENESBURG

350 MARKET ST, KEENESBURG, CO

**dhlb**  
RETAIL BROKERAGE



# KEENESBURG

350 MARKET ST, KEENESBURG, CO

**dhlb**  
RETAIL BROKERAGE





5750 DTC Parkway, Suite 200  
Greenwood Village, CO 80111

[www.dhlb.com](http://www.dhlb.com)

**PHILIP HICKS**

303.808.0507  
[phil@dhlb.com](mailto:phil@dhlb.com)

**WOODY BOYD**

303.918.4216  
[woody@dhlb.com](mailto:woody@dhlb.com)

[CLICK HERE FOR  
BROKER DISCLOSURE](#)