

FOR SALE: PAD SITE FOR PHASE 2 PINNACLE @ WASHINGTON SQUARE
COMMERCIAL CONDOMINIUMS



12295 PENNSYLVANIA ST

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OFFERING SUMMARY

Sale Price: \$325,000

Pad Site: 10,149 SF

Zoning: PUD

City/County: Thornton/Adams

PROPERTY OVERVIEW

Pinnacle at Washington Square is a commercial condominium project consisting of two, 10 unit condominium single story buildings. Each of the two buildings are slightly larger than 10,000 SF.

PROPERTY HIGHLIGHTS

- Most on-site improvements are complete including parking lot, landscaping, storm water detention and parking lot lighting.
- Water, sewer, telephone, electrical and fire sprinkler line have been installed to the pad site.
- Approved for building of up to 10,149 SF +/-.
- Take advantage of substantial growth in housing units along the North Washington Street corridor.
- Join existing successful business owners in the Phase 1 Pinnacle @ Washington Square.

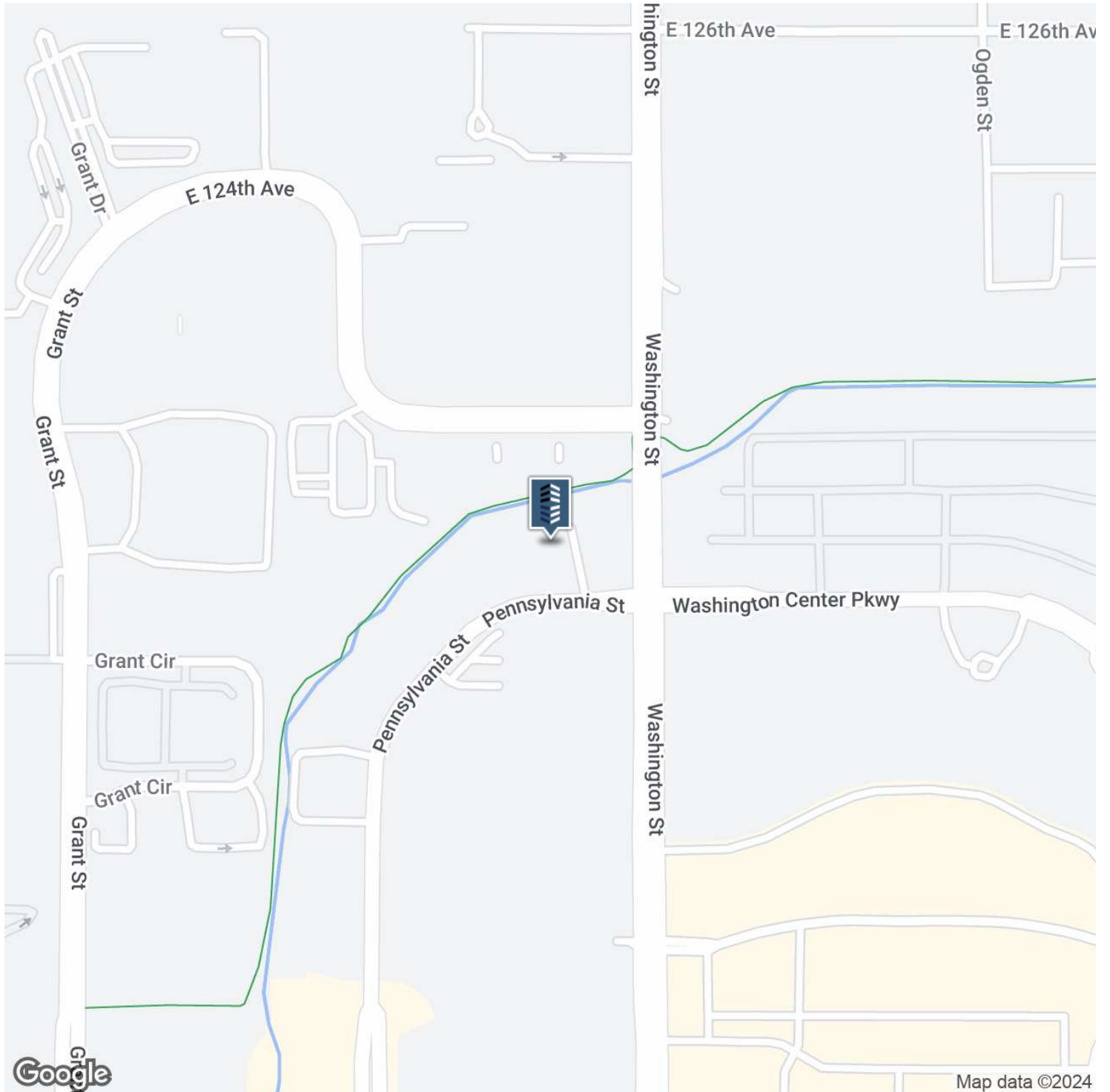
CONTACT:

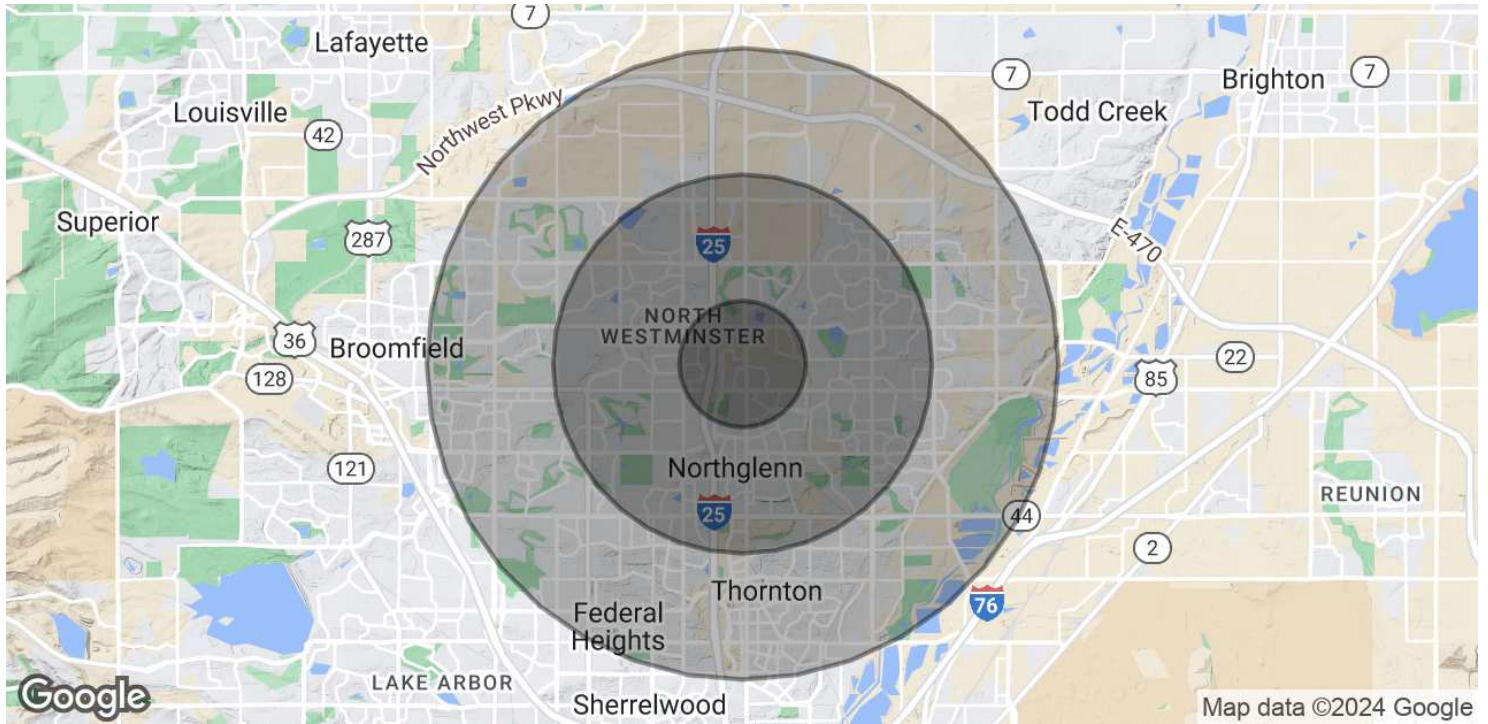
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FOR SALE: PAD SITE FOR PHASE 2 OF PINNACLE @ WASHINGTON SQUARE





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,953	127,198	293,666
Average Age	36	38	38
Average Age (Male)	35	37	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,120	47,458	105,049
# of Persons per HH	2.3	2.7	2.8
Average HH Income	\$88,361	\$119,534	\$123,904
Average House Value	\$479,941	\$590,652	\$563,473

Demographics data derived from AlphaMap