



# ±0.8 AC LITTLETON, CO

3000 W. Belleview Ave., Littleton, CO 80123

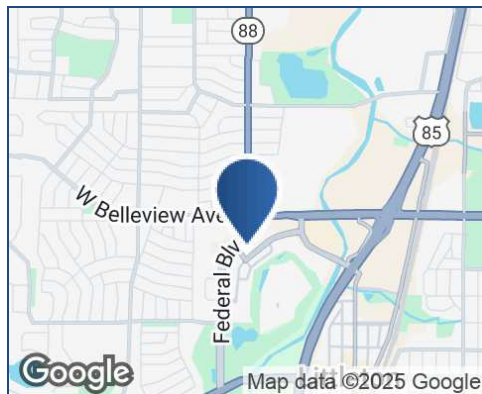
## Property Summary



### DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	22,007
STREET	S. Federal Blvd.

\* Figures shown represent estimates



### DEMOGRAPHICS - 2025

	1 MILE	3 MILE	5 MILE
Estimated Population	13,587	95,286	288,452
Average HH Income	\$125,533	\$141,192	\$146,597
Estimated Households	6,398	40,670	121,979

### PROPERTY HIGHLIGHTS

- The Home Depot pad carve-out available for development
- Located on the corner of W. Progress Ave. & W. Centennial Dr.
- Zoning Classification: CM/PL-O (Corridor Mixed/ Planned Overlay District)
- Nearby retailers include: The Home Depot, Planet Fitness, McDonald's, KFC, KeyBank, A&W, Starbucks, Walgreens, Subway, Dairy Queen, Sport Clips, Jiffy Lube, Pet Supplies Plus, Discount Tire, Lowe's, and more



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BROKERAGE

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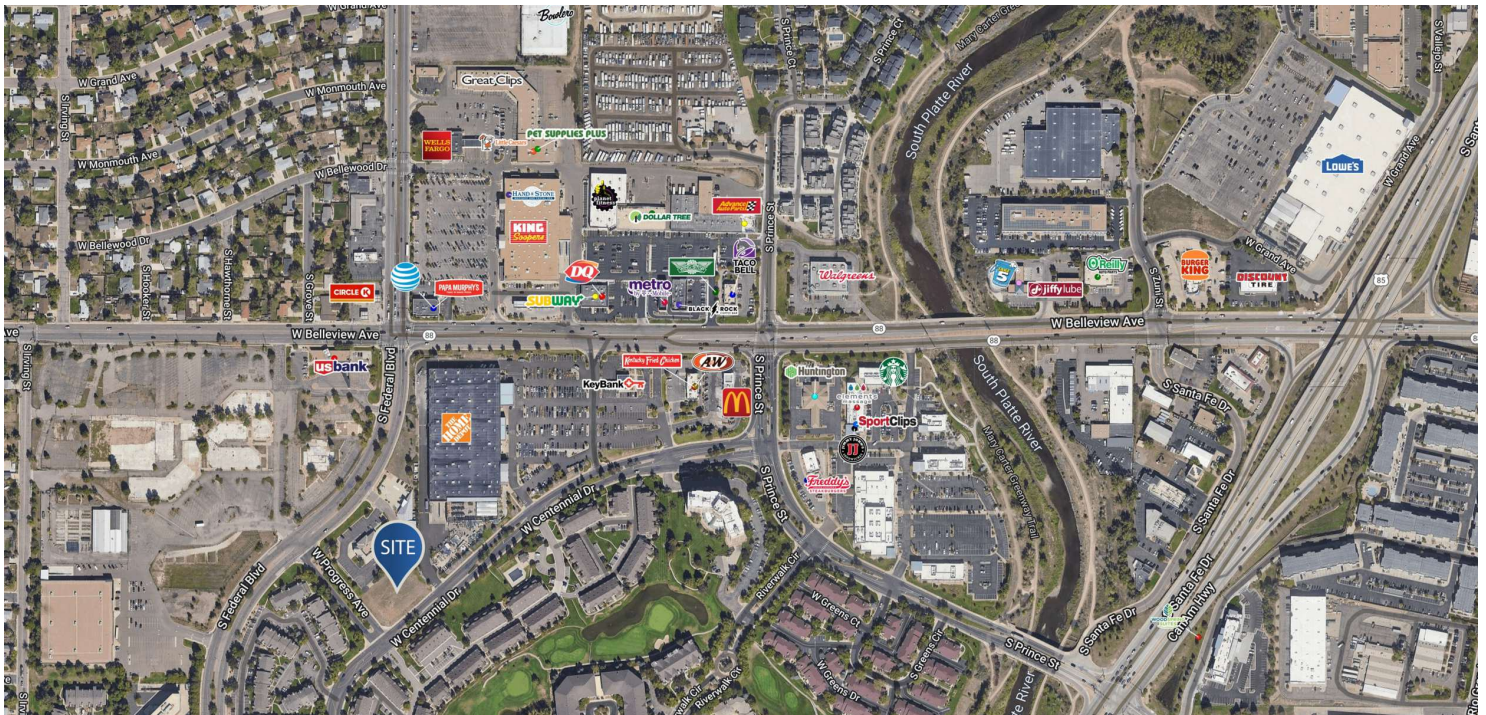
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## Location Maps



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