

FOR LEASE

# 100 KNOX CT.

100 KNOX CT., DENVER, CO 80219

RETAIL | 650 - 1,800 SQUARE FEET



## 650 - 1,800 SF RETAIL



### PROPERTY HIGHLIGHTS

- Space in Popular Barnum Neighborhood, Ideal for Retail, Office, Coffee, Cafe, & More
- Large Front Area Perfect For Patio Seating
- Up & Coming West Denver Neighborhood
- Strong Visibility With Easy Access to 6th Avenue, Federal Boulevard, & Downtown Denver
- Growing Customer Base as Barnum Continues to Attract New Residents & Businesses

**TRAFFIC COUNTS:** 45,687 VPD - Federal Blvd.

DEMOGRAPHICS (2025)	1 MILE	3 MILE	5 MILE
2026 Est. Population	22,284	226,911	563,576
2026 Est. Avg. HH Income	\$102,371	\$136,718	\$154,141



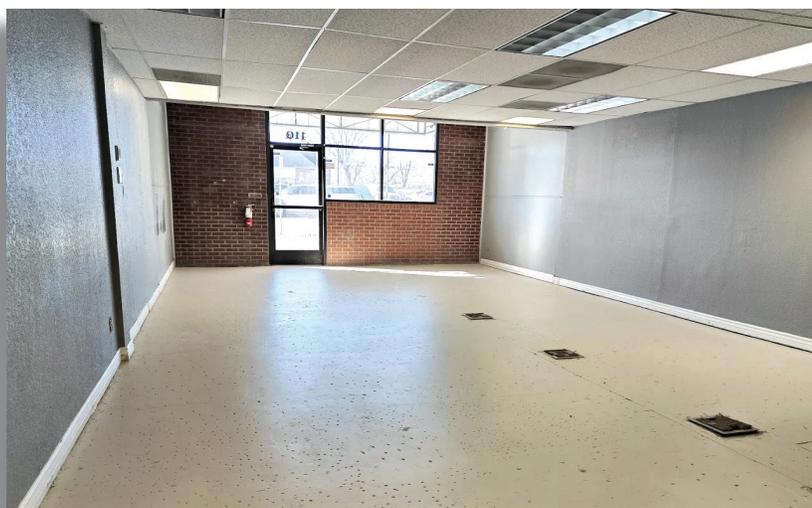
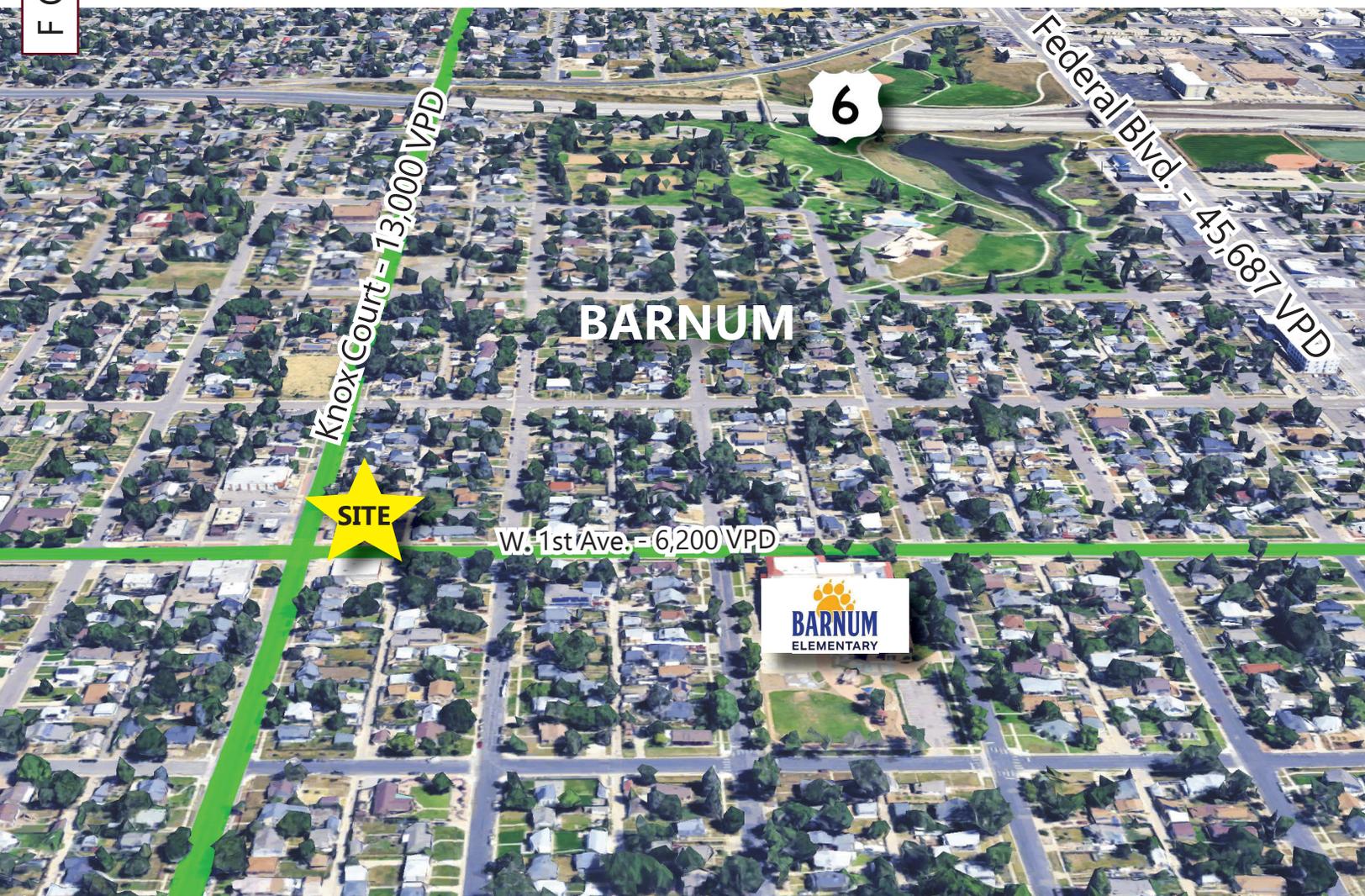
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AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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