

# 4370

## S BROADWAY

ENGLEWOOD, CO 80113

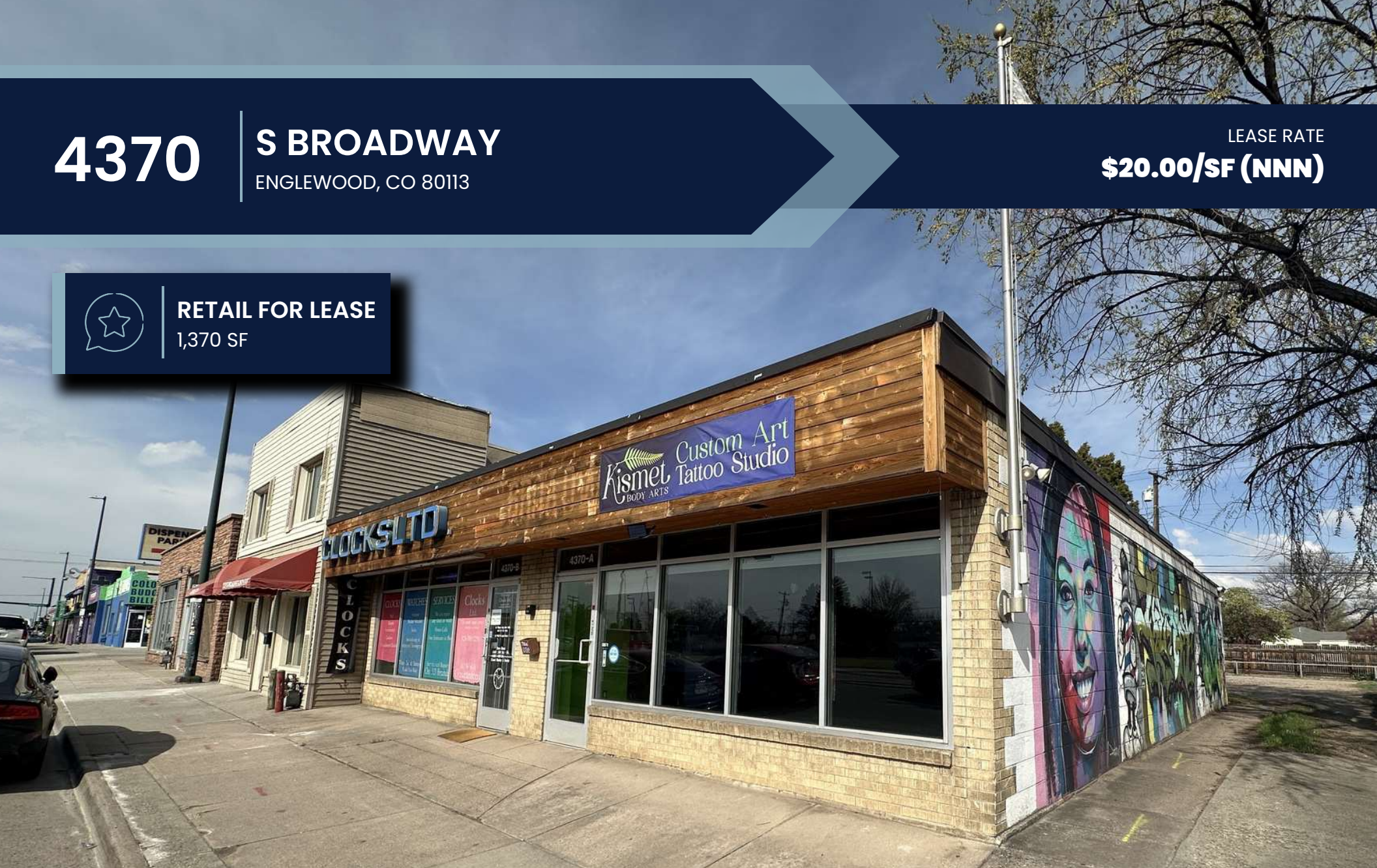
LEASE RATE

**\$20.00/SF (NNN)**



**RETAIL FOR LEASE**

1,370 SF



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# PROPERTY HIGHLIGHTS

Address	4370 S Broadway, Unit A
City, State, Zip	Englewood, CO 80113
Lease Rate	\$20/SF (NNN)
NNN's	~\$9.00/SF
Available SF (Unit A)	1,370 SF
Parking	1 Space
Zoning	MU-B-2
Year Built	1920

## PROPERTY DESCRIPTION

The Denver Infill Specialists of Unique Properties, Inc. is pleased to present ~1,300 SF of retail space available for Lease on S Broadway. The Property features a prime location with excellent visibility. The interior has an open floor plan and features a kitchenette towards to rear of the space. The most recent use was a tattoo shop, but it can be easily adapted for other uses. This space offers a unique opportunity for businesses looking to establish themselves in a vibrant area.

- Signage on S Broadway
- Parking in the rear
- High Foot and Vehicle Traffic - Estimated 35k Vehicles Per Day
- Previously used by a tattoo shop
- Great for almost any retail use - Potential uses include salon, tattoo shop, glass shop, book store, record store, crystals shop





## ADDITIONAL PHOTOS



# FLOOR PLAN





# RETAIL MAP

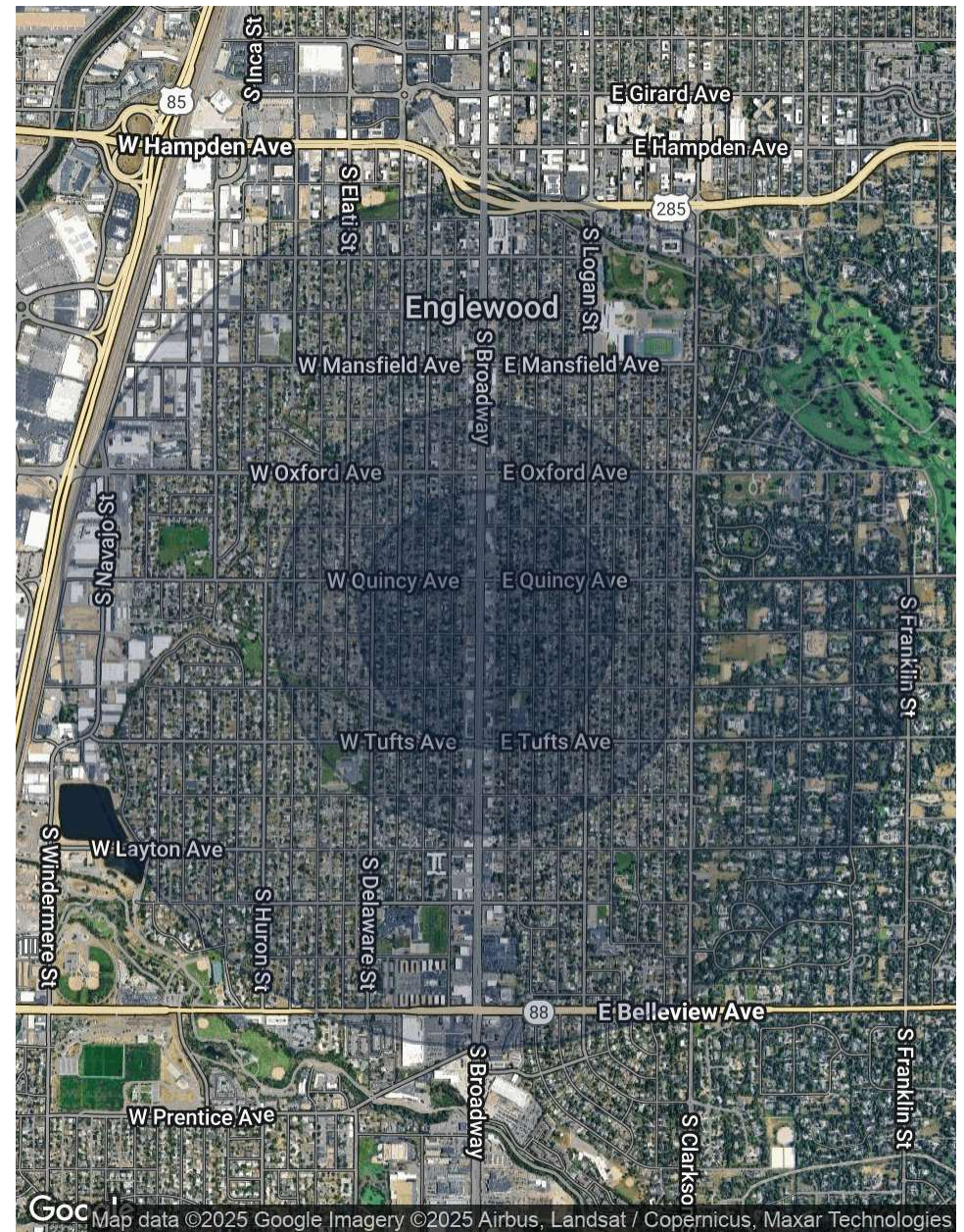




# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,665	4,829	14,441
Average Age	41	41	40
Average Age (Male)	41	41	40
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	745	2,177	6,531
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$130,234	\$124,052	\$115,629
Average House Value	\$684,346	\$704,438	\$732,111

Demographics data derived from AlphaMap







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