

**FOR SALE**  
**\$549,000**



## 11552 W HIALEAH PL

Littleton, CO 80127

### PROPERTY HIGHLIGHTS

- 0.88-acre commercial-zoned parcel.
- Located in desirable Jefferson County community.
- Rarely available large lot in western Littleton.
- Excellent proximity to residential neighborhoods.



LOT SIZE

**0.883 ACRES**



TAXES

**\$6,310  
YEARLY**



ZONING

**P-D**

### PROPERTY DESCRIPTION

The 38,427 SF land parcel, zoned PD (Planned Development), is located just off the southeast corner of Simms Street and West Belleview Avenue. This prime location offers easy access to C-470 and Hampden Avenue (Highway 285), making it highly accessible for a variety of development opportunities. Situated in a growing area of Littleton, the site provides flexible zoning ideal for commercial, mixed-use, or other planned development projects.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.





# AERIAL MAP



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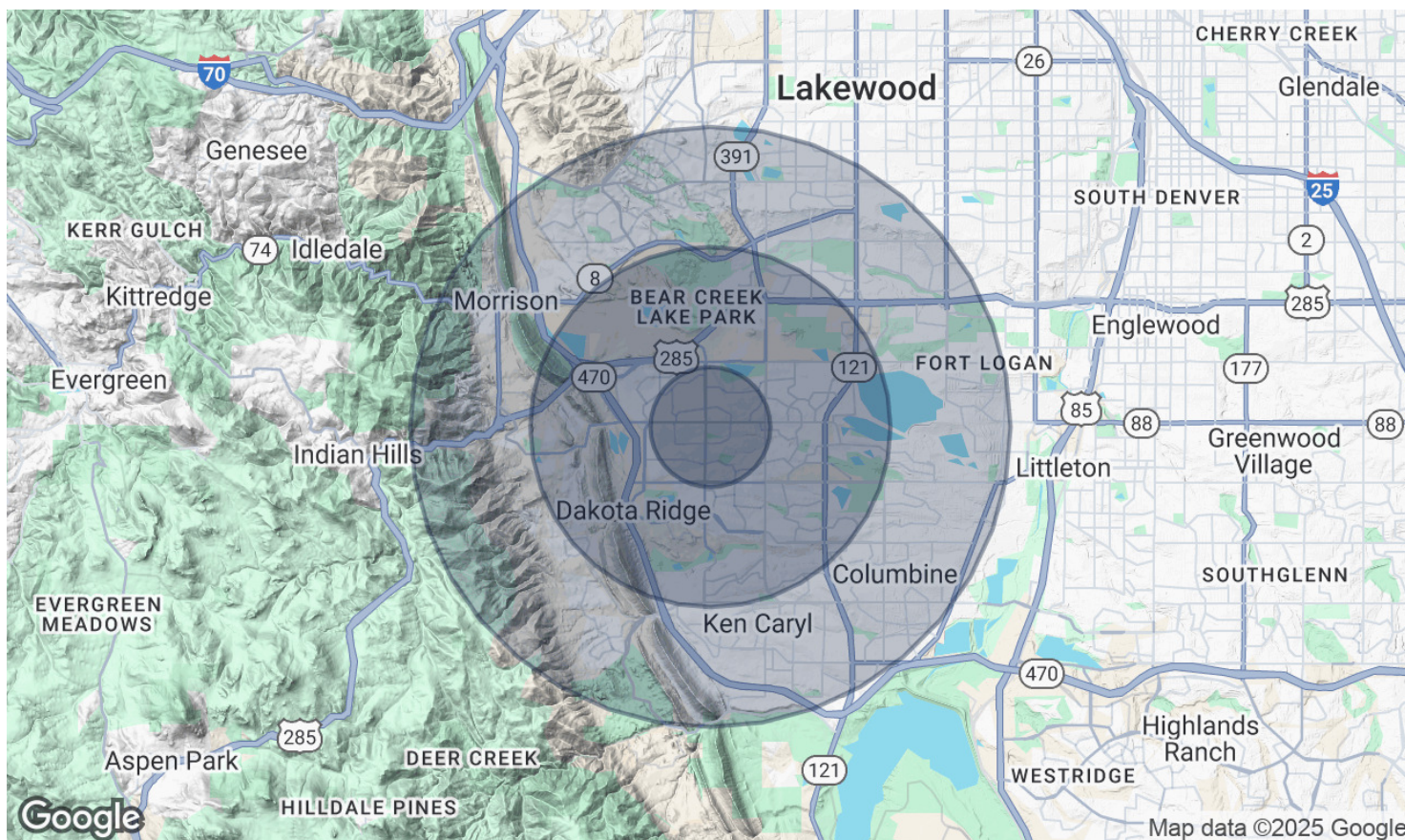
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,954	78,974	194,209
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,677	31,689	77,388
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$142,845	\$138,089	\$147,684
Average House Value	\$645,042	\$676,319	\$716,412

Demographics data derived from AlphaMap

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