

I-76 & FEDERAL PAD SITE

5595 Federal Boulevard, Denver, CO

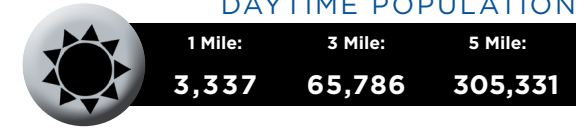


DEMOGRAPHICS

POPULATION



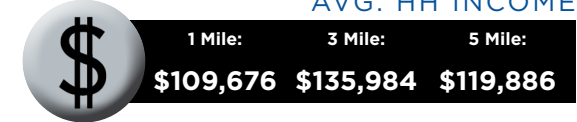
DAYTIME POPULATION



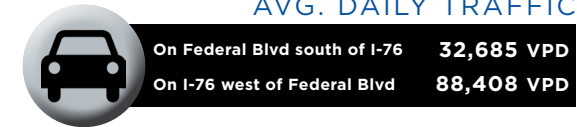
HOUSEHOLDS



AVG. HH INCOME



AVG. DAILY TRAFFIC



PROPERTY OVERVIEW:

- New pad site available at high traffic I-76 & Federal Blvd
- Approximately 0.6 AC available with opportunity up to 3,000 SF for drive-thru building
- Gateway to Berkley neighborhoods and Chaffee Park industrial development
- Exciting redevelopment opportunity with great visibility
- Join newly opened Maverik at this intersection

For more information, contact:

Mike DePalma

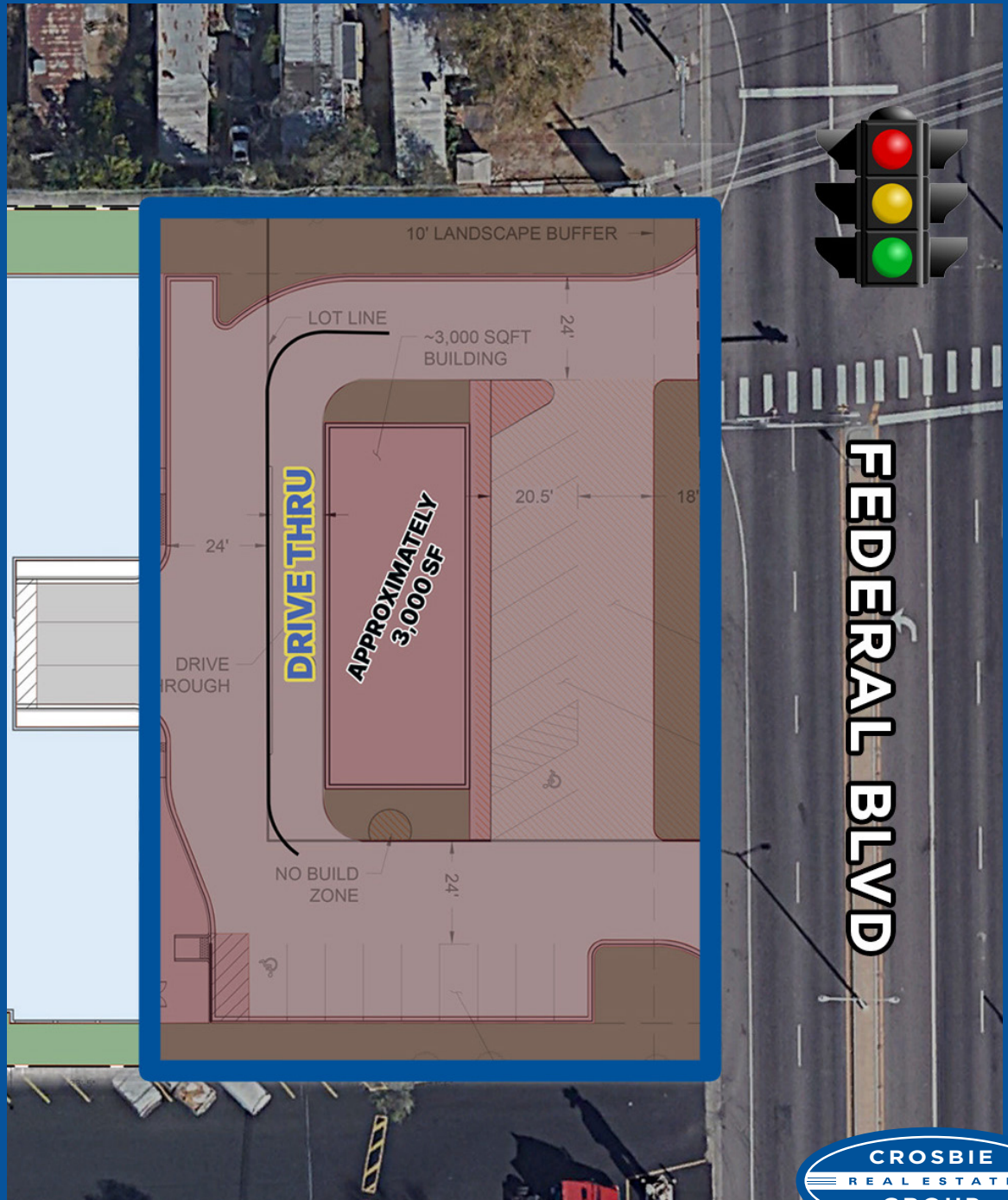
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