

2100-2120 W 92ND AVE - 3.44 ACRES

FOR SALE

2100-2120 W 92nd Ave, Federal Heights, CO 80260



PROPERTY DESCRIPTION

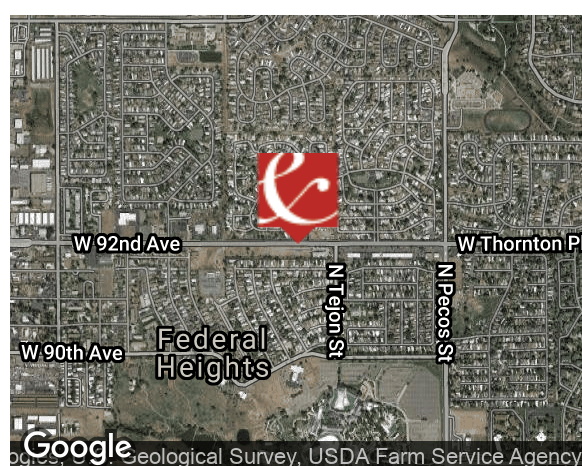
Development, Investment, Owner User

PROPERTY HIGHLIGHTS

- Great retail development location - 3.44 acres
- Zoning: C1 - includes gas, convenience, car wash, banks, restaurants with drive-through, etc.
- Along busy 92nd Ave. between Pecos & Federal
- Strong daily traffic counts

OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	3.44 Acres
Price / SF:	\$7.54



TOM BEVANS

303.454.5421

tbevans@antonoff.com

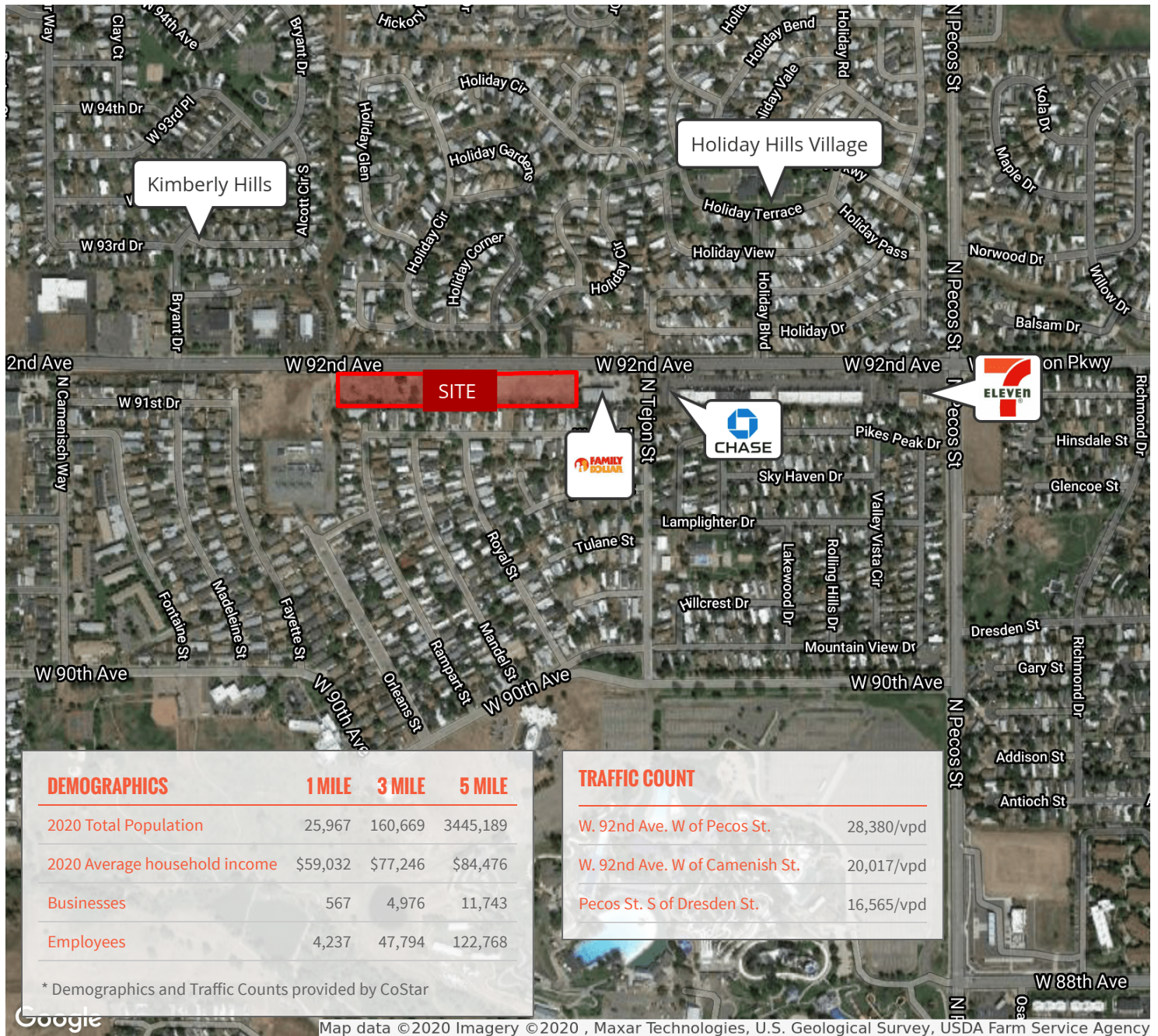
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Total Population	25,967	160,669	3445,189
2020 Average household income	\$59,032	\$77,246	\$84,476
Businesses	567	4,976	11,743
Employees	4,237	47,794	122,768

* Demographics and Traffic Counts provided by CoStar

TRAFFIC COUNT	
W. 92nd Ave. W of Pecos St.	28,380/vpd
W. 92nd Ave. W of Camenish St.	20,017/vpd
Pecos St. S of Dresden St.	16,565/vpd

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