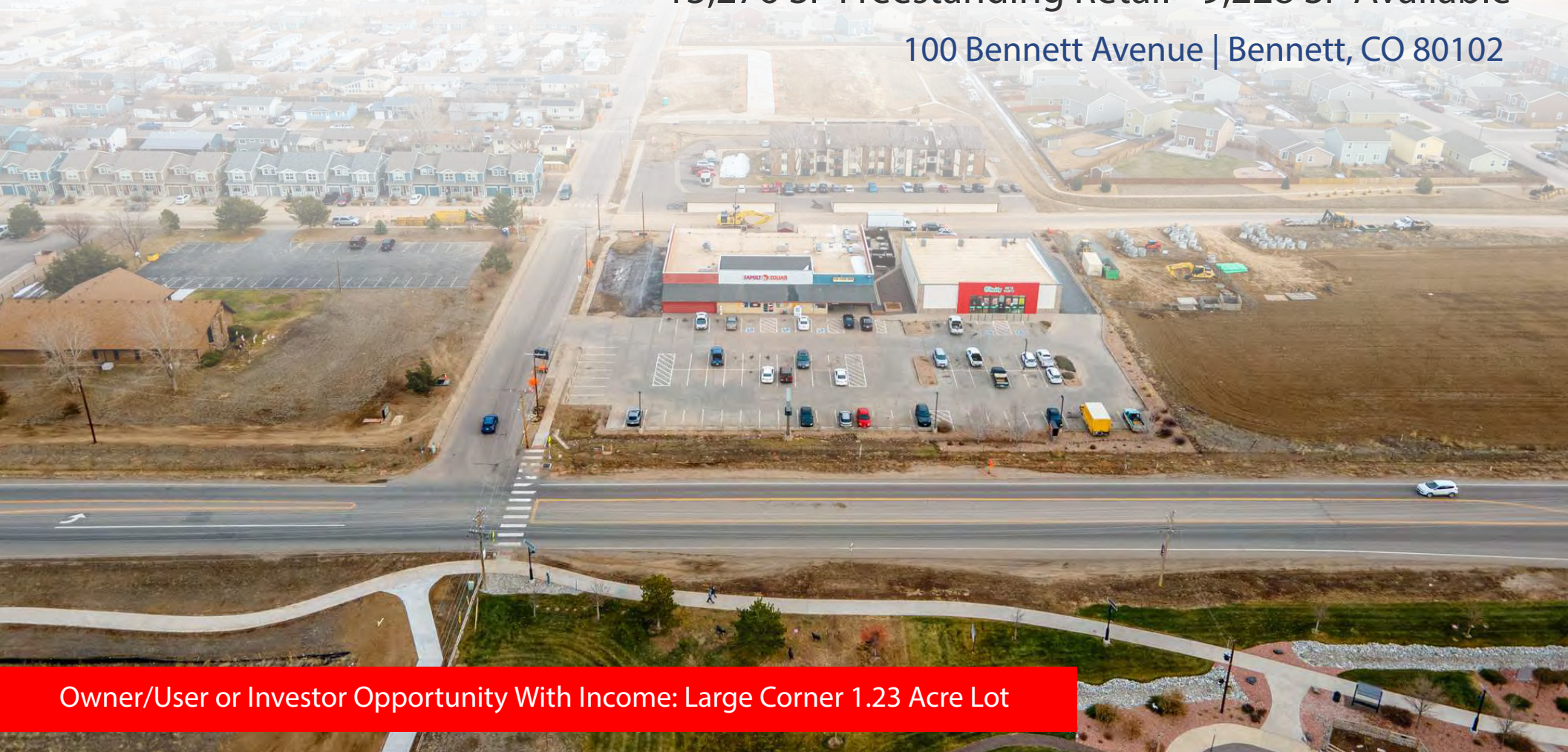




FOR SALE & LEASE

13,276 SF Freestanding Retail - 9,228 SF Available

100 Bennett Avenue | Bennett, CO 80102



Owner/User or Investor Opportunity With Income: Large Corner 1.23 Acre Lot

CONTACT:

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UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

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WWW.UNIQUEPROP.COM



OFFERING SUMMARY

Sale Price:	\$2,400,000
Price/SF	\$180/SF
Lease Rate:	\$12.50/SF NNN
Est. NNN:	\$3.85/SF
Taxes:	\$41,896 (2024)
Building Size:	13,276 SF
Available SF:	9,228 SF
Lot Size:	1.23 Acres
Power:	Heavy 3-Phase
Grease Trap:	Yes, Redundant Interceptors
Ceiling Height:	16'
City/County:	Bennett/Adams
Year Built/Renovated:	1981/2010
Zoning:	General Commercial - Bennett
Market:	Denver
Sub Market:	Northeast
Enterprise Zone:	Yes

PROPERTY OVERVIEW

Excellent opportunity for a new Owner/User or Investor to own one on the most iconic buildings in Bennett, CO. Before being a Family Dollar and High Plains Diner, this was Bennett's main grocery and supply store for years. The Building went through extensive renovation in 2010 and became a thriving Family Dollar and highly successful High Plains Diner. Family Dollar is vacating January 31, 2025, which leaves a prime 9,228 SF retail storefront available for a new Owner/User or Tenant. Located seconds off I-70, this location is ideal for another retailer, service company, recreation or fitness concept, school or educational use, and many more. For a new owner, there is a solid, long term Tenant with significant income in place in the High Plains Diner. For a new Tenant, they can capitalize on a prime location with tremendous exposure and access, abundant parking, and modern facilities.

PROPERTY HIGHLIGHTS

- One of the Prime/Best Lots in Bennett CO, Immediately off I-70. Directly Adjacent to Significant Development.
- Tremendous Exposure and Identity
- Rare Offering in one of Greater Denver's Prime Growing Cities.
- Abundant Parking, with Back Lit Monument Signage



QT QuikTrip

U-HAUL

Tires LES SCHWAB

COMFORT SUITES

Ziggie's COFFEE

SONIC

CORE ELECTRIC COOPERATIVE

FNB First National Bank

Starbuck's

McDonald's

TSC

TRACTOR SUPPLY CO

Carls Jr.

SUBWAY

Loves

TACO BELL

KING Scoopers

SUBJECT PROPERTY
100 BENNETT AVE

LENNAR AT BENNETT VILLAGE
(HUNDREDS OF NEW HOMES)

OAKWOOD HOMES AT MUEGGE FARMS

- CIVIC CENTER PARK
- BENNETT PARKS & REC DISTRICT
- DISCOVERY TIMES KIDS CENTER

BENNETT AVE

DOLLAR GENERAL

MARKET OVERVIEW

Conveniently positioned off I-70 with excellent visibility and immediate access 14 miles east of E-470- A robust housing market, with over 18,000 homes under construction or in the planning stages within 15 minutes of the subject property. Bennett serves as the primary commercial hub for services between Limon and E-470. A newly completed 56-acre neighborhood in Bennett offers 275 single-family residences. Core Electric Cooperative's 14-acre service headquarters is located in Bennett. Demand remains high for both regional and national retailers along the I-70 corridor. SBA financing is available, with over 70% of the property designated for owner-occupancy. The population in the area is forecasted to grow at 7.37% annually, with a 43% total increase projected by 2026.



OTHER HIGHLIGHTS

Located in one the fastest growing areas just outside of Denver. New housing projects and large commercial developments such as Bennett Crossing, and the King Soopers Shopping Center are attracting 1000's of people per year to this area. Due to its close proximity to Denver, major highways, and most of all its affordability for housing and goods and services, Bennett should be a constantly growing and thriving market for the foreseeable future.



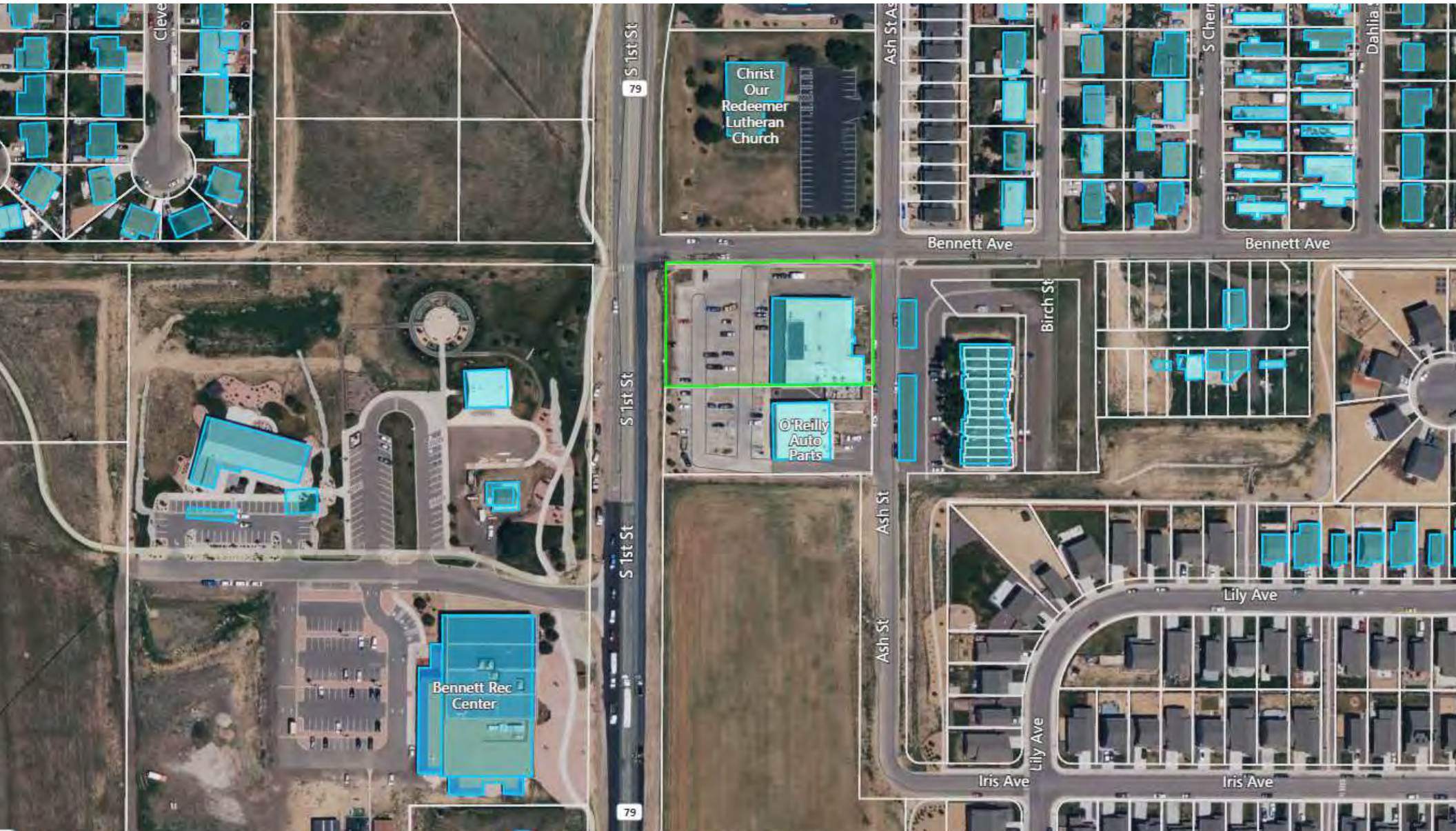
FORMER FAMILY DOLLAR - 9,228 SF RETAIL FRONT (AVAILABLE)



HIGH PLAINS DINER - 4,048 SF (LEASED LONG TERM)







	5 MILES	10 MILES	20 MILES
Total households	1,703	4,668	95,114
Total persons per hh	2.9	3	3.1
Average hh income	\$109,030	\$122,605	\$127,962
Average house value	\$520,718	\$613,269	\$573,951

	5 MILES	10 MILES	20 MILES
Total population	4,931	13,923	290,930
Median age	38	39	36
Median age (male)	38	39	35
Median age (female)	38	40	36

Traffic Counts (CDOT 2021)

I-70 East of 1st St. -----	24,000 VPD
I-70 West of 1st St.-----	29,000 VPD
1st St. North of I-70-----	11,000 VPD
1st St North of Bennett Ave. -----	5,800 VPD

