

918 37TH ST. - RETAIL-COMMERCIAL FREE STANDING BUILDING

918 37TH ST, EVANS, CO 80620

[VIEW VIDEO](#)**PROPERTY DESCRIPTION**

Sale, conventional financing.

PROPERTY HIGHLIGHTS

- 32 AC +/-
- Near Highway 85 access
- Irregular shaped lots
- Corner lot
- Great ingress/egress
- Side parking lot
- Easy access to major area highways
- Fully Fenced
- Zoned: US 85 Retail-Commercial-Neighborhood

OFFERING SUMMARY

Sale Price:	\$695,000
Lot Size:	0.32 Acres
Building Size:	7,858 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,168	20,893	40,073
Total Population	8,490	59,173	111,121
Average HH Income	\$41,919	\$43,073	\$47,964



COMMERCIAL ALLIANCE
Each office independently owned and operated

6028 Stallion Dr.
Loveland, CO 80538

303.756.4747

COLORADOCOMMERCIALBROKERS.COM

JIM NEUFELD

Commercial Broker

970.381.8475

jimnewfy@gmail.com

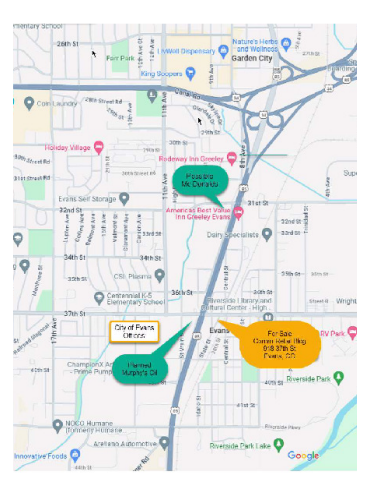
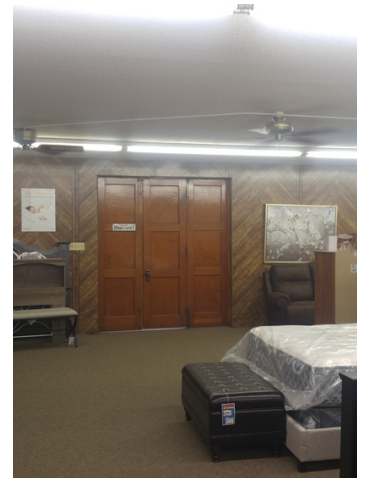
FOR SALE

RETAIL PROPERTY

ADDITIONAL PHOTOS

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RE/MAX
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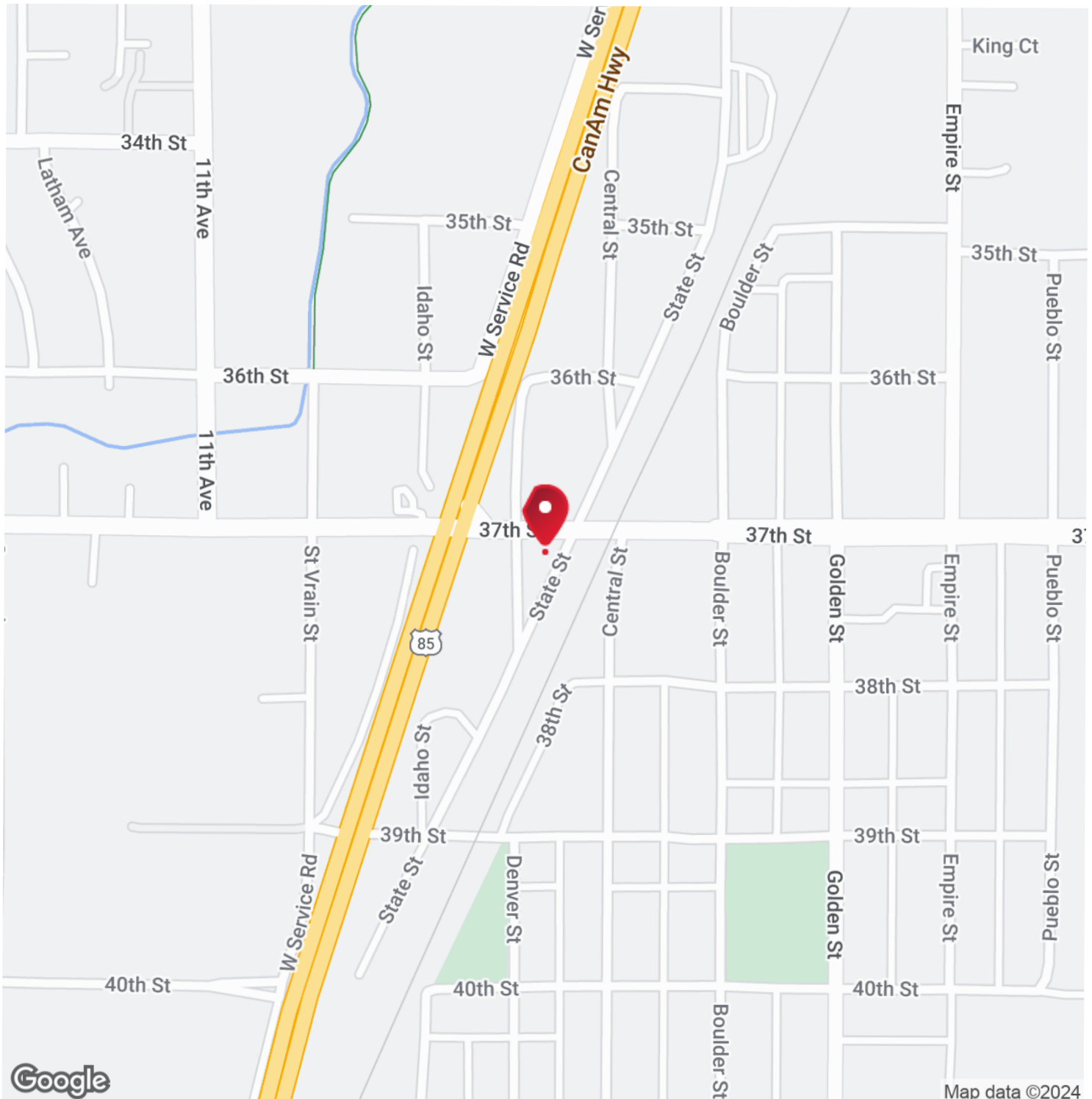
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LOCATION MAP

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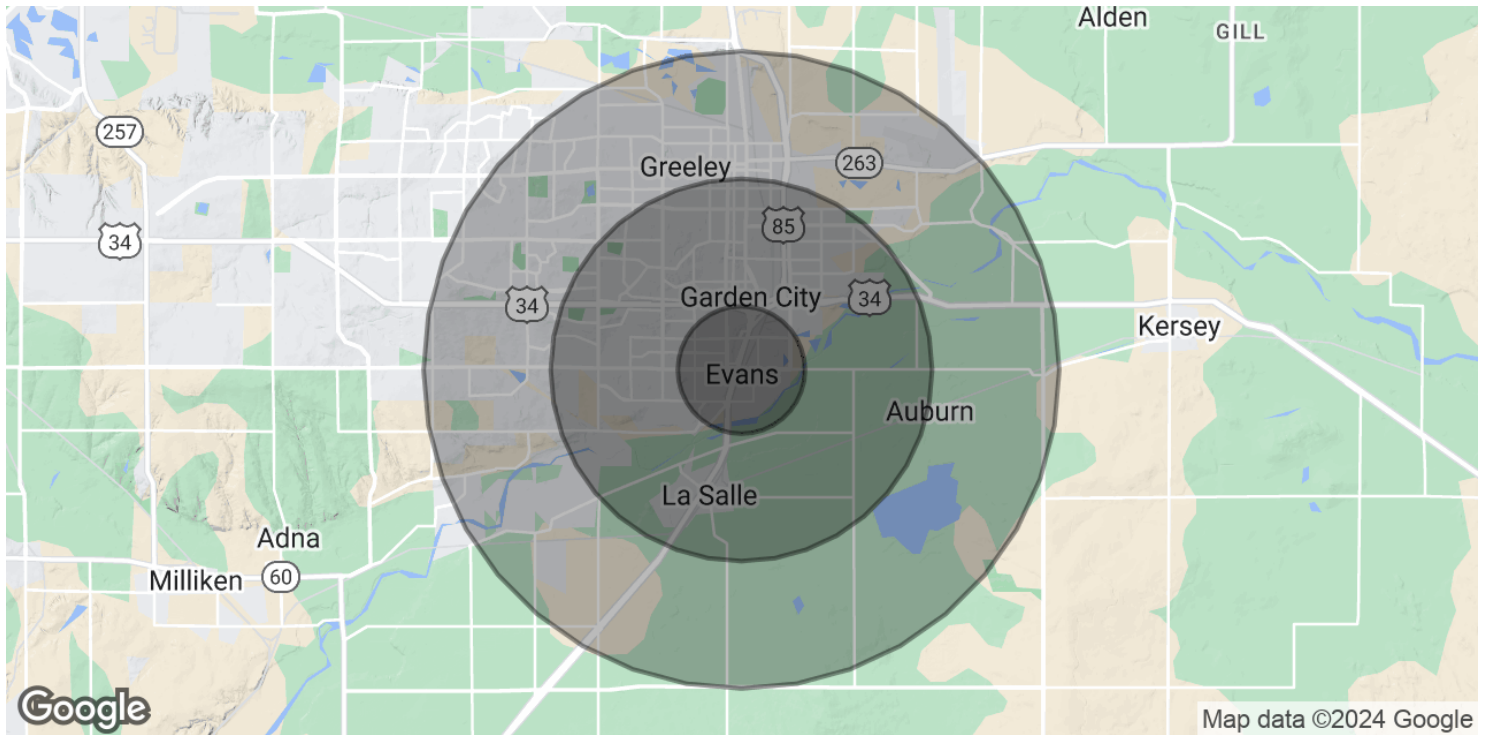
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**POPULATION****1 MILE****3 MILES****5 MILES**

Total Population	8,490	59,173	111,121
Average Age	29.7	28.2	30.2
Average Age (Male)	28.9	27.0	28.7
Average Age (Female)	30.4	29.2	31.7

HOUSEHOLDS & INCOME**1 MILE****3 MILES****5 MILES**

Total Households	3,168	20,893	40,073
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$41,919	\$43,073	\$47,964
Average House Value	\$175,807	\$163,995	\$170,110

* Demographic data derived from 2020 ACS - US Census



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