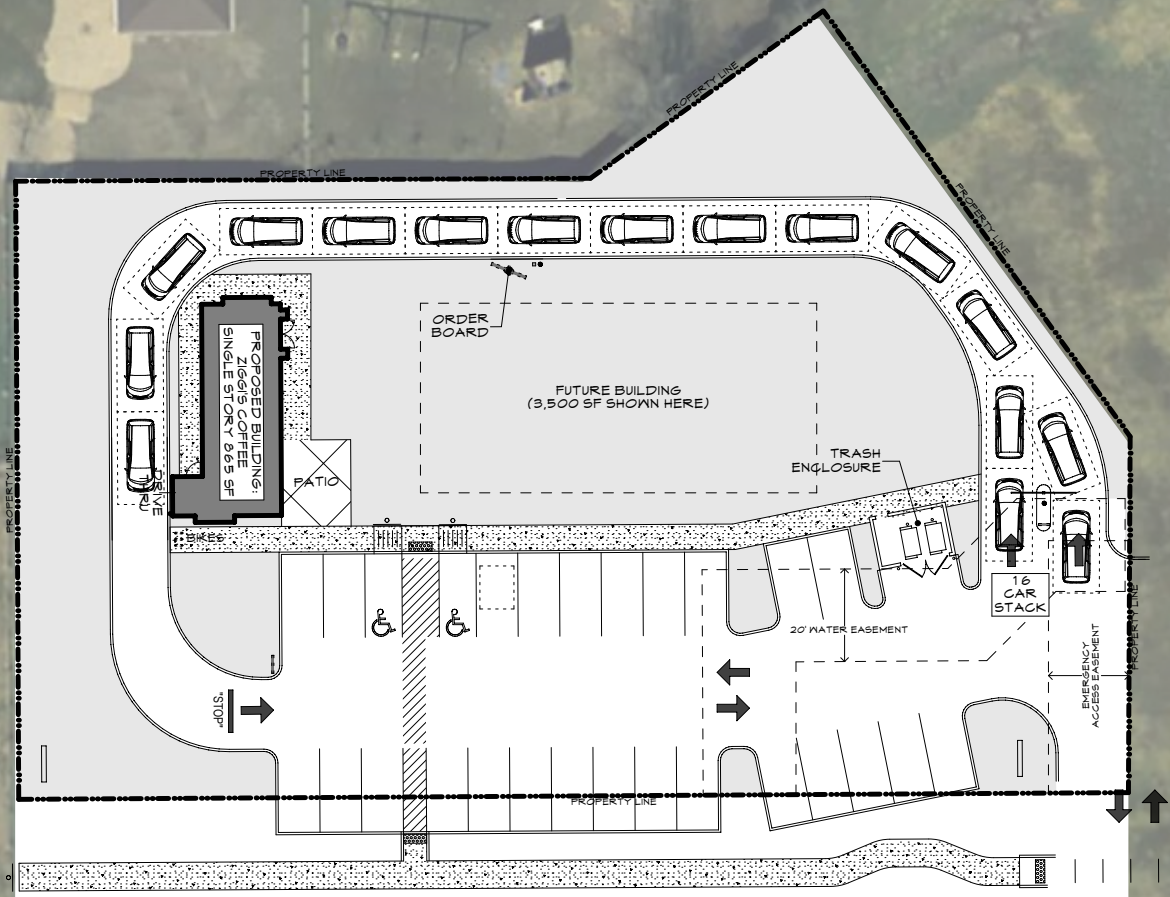
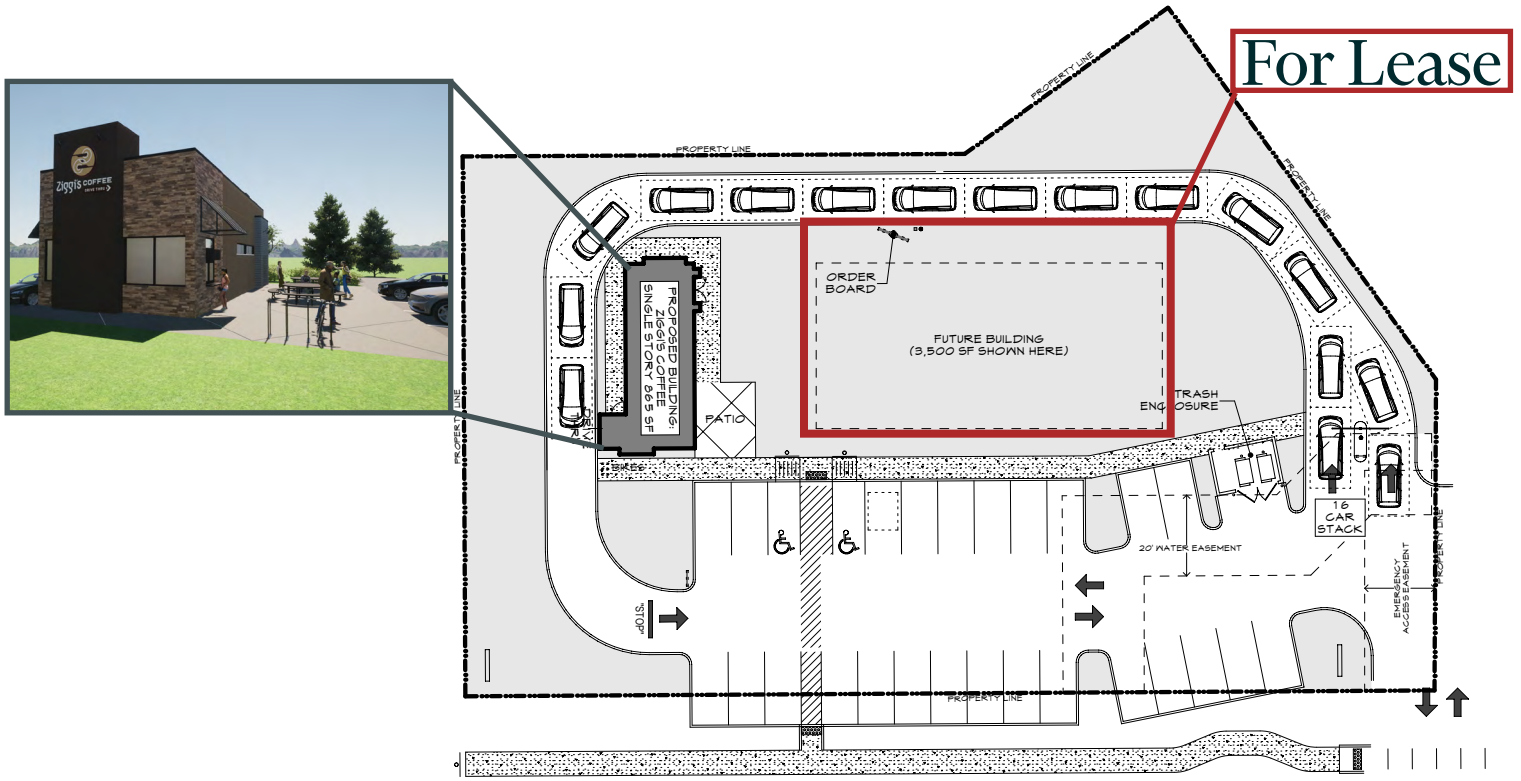


9843 County Road 74

New Retail

9843 County Road 74
Severance, Colorado 80550
[Click Here to View Our Website](#)





Severance: “A Great Place to Do Business”

Join Ziggi's Coffee

Severance calls itself “A Great Place to Do Business” because of its great residential growth in recent years which brings the need for new businesses. Located in the heart of that growth is this new retail venture featuring a ~3,500 SF demisable building available for lease. The building's location along E Harmony Road brings almost 8,000 VPD creating a unique opportunity for a retailer to grow and develop their customer base in this eager and loyal community.

For Lease

±3,500

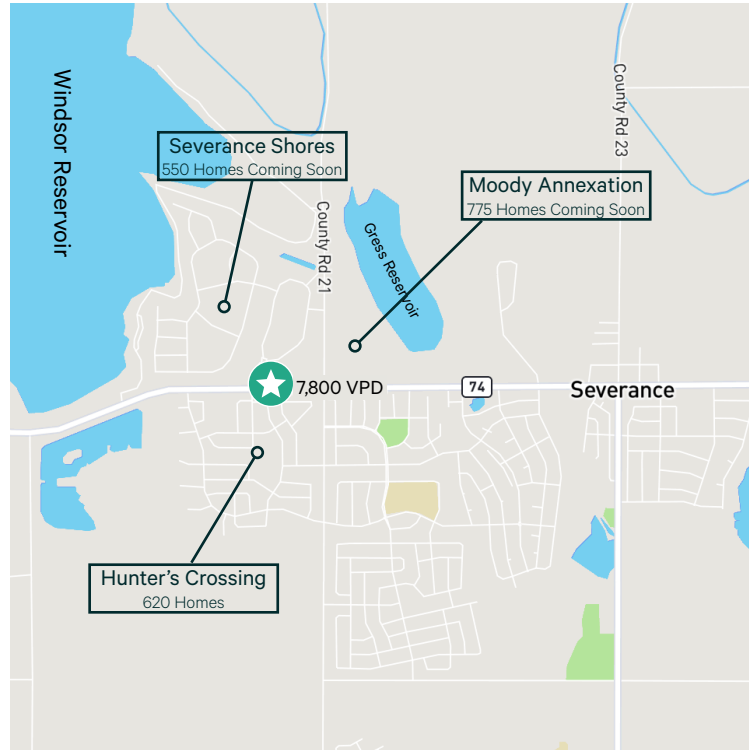
Square Feet (Can be demised)

\$25-\$32

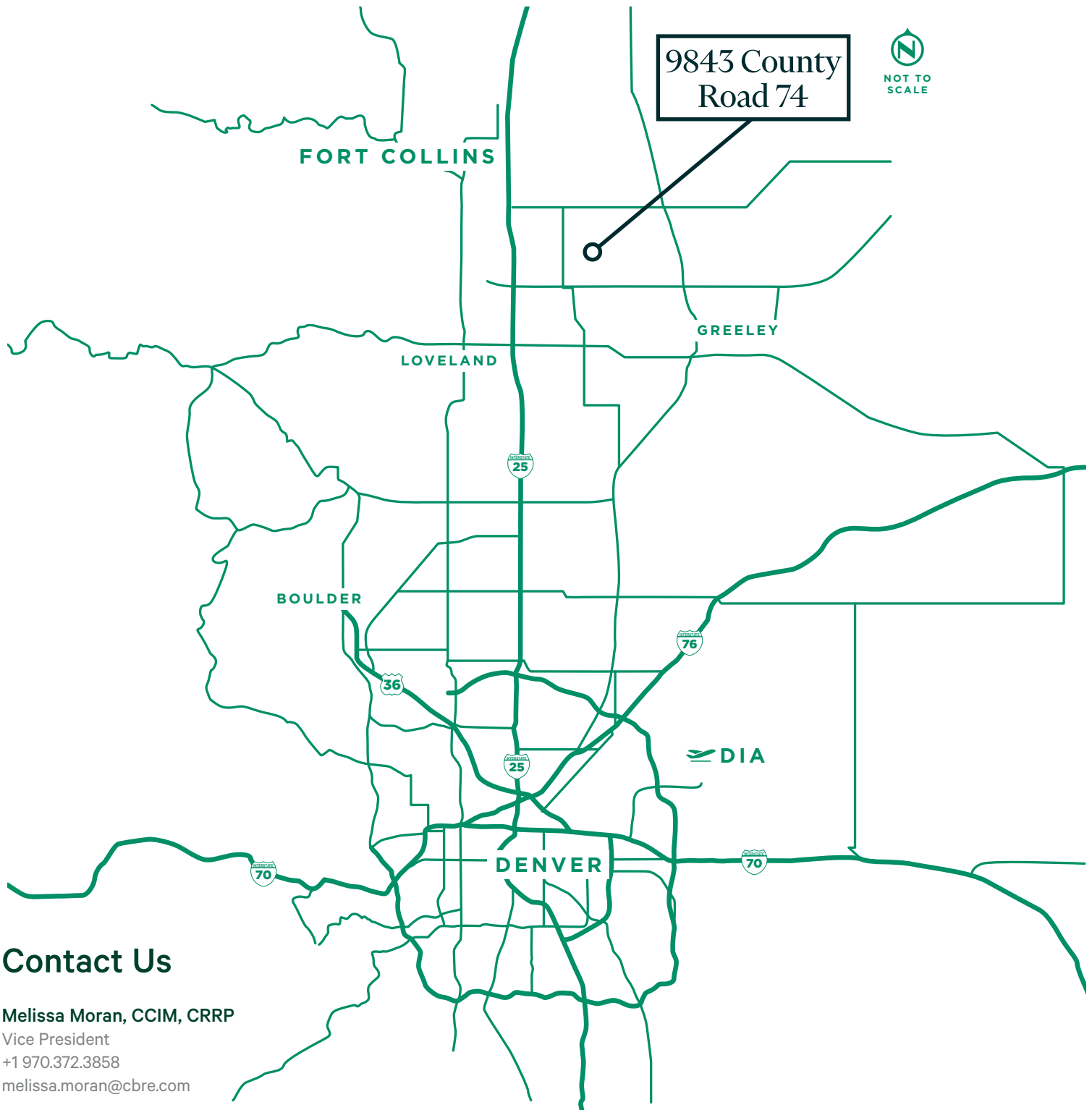
PSF NNN Base Rent

\$8

PSF NNN's



2022 Demographics	5 Miles	10 Miles	15 Miles
Population	40,936	178,042	521,699
5 Year Projected Population	45,694	189,759	547,396
Median Age	38.5	38.3	34.7
Average Household Income	\$133,672	\$132,319	\$107,644
5 Year Projected Average Household Income	\$157,138	\$155,115	\$128,115
Daytime Population	34,883	178,408	519,491
# of Businesses	931	5,484	18,649



Contact Us

Melissa Moran, CCIM, CRRP

Vice President

+1 970.372.3858

melissa.moran@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.