

FOR SALE

3244 F 1/4 Road | Clifton, CO 81520

Office Building



OVERVIEW:

Stand-Alone Building For Sale

- Adaptable Space for variety of uses
- Visible from I-70B
- Easy access to I-70 East and West
- Pole sign and storage shed

TRAFFIC COUNTS:

I-70 Business Loop	NE of Lois Street	17000
Patterson Road	W of I-70B Frontage Road	14000

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Current Population	6,747	38,607	64,348
Daytime Population	5,422	27,482	52,036
Businesses	168	529	1,422
Median Income	\$68,951	\$63,318	\$61,981

FOR SALE : \$245,000

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