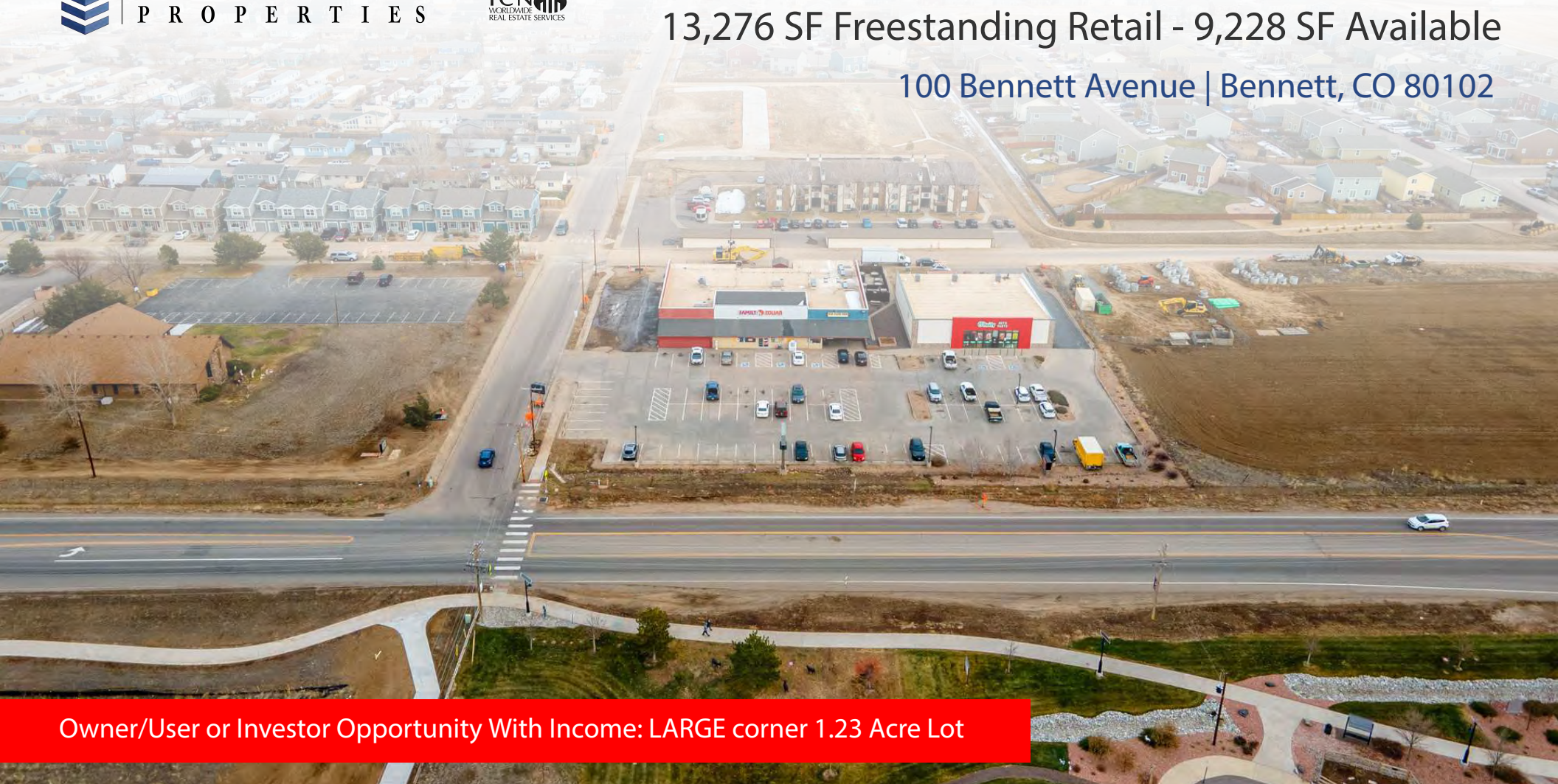




FOR SALE & LEASE

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





## PROPERTY 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 property.
- Bennett serves as the primary commercial hub for services between Limon and E-470.
- A newly completed 56-acre neighborhood 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.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,400,000
<b>Lease Rate:</b>	\$12.50/SF NNN
<b>Est. NNN:</b>	\$3.85/SF
<b>Building Size:</b>	13,276 SF
<b>Available SF:</b>	9,228 SF
<b>Lot Size:</b>	1.23 Acres
<b>Power:</b>	Heavy 3-Phase
<b>Grease Traps:</b>	Yes, Redundant Interceptors
<b>City/County:</b>	Bennett/Adams
<b>Year Built/Renovated:</b>	1981/2010
<b>Zoning:</b>	General Commercial - Bennett

## PROPERTY HIGHLIGHTS

- One of the Prime/Best Lots in Bennett CO, Immediately off I-70. Directly Adjacent to Significant Development.
- Key Location: Corner lot near Denver Metro, DIA, and major employers. 39 Minutes to Downtown Denver.
- Rare Offering in one of Greater Denver's Prime Growing Cities.
- Large Monument Signage Available





**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

**DOLLAR GENERAL**

**QT** QuikTrip

**U-HAUL**

**Tires LES SCHWAB**

**COMFORT SUITES**

**Ziggie's COFFEE**

**SONIC**

**CORE** ELECTRIC COOPERATIVE

**FNB** First National Bank

**Carls Jr.**

**SUBWAY**

**TACO BELL**

**Loves**

**KING Scoopers**

**STARBUCKS COFFEE**

**McDonald's**

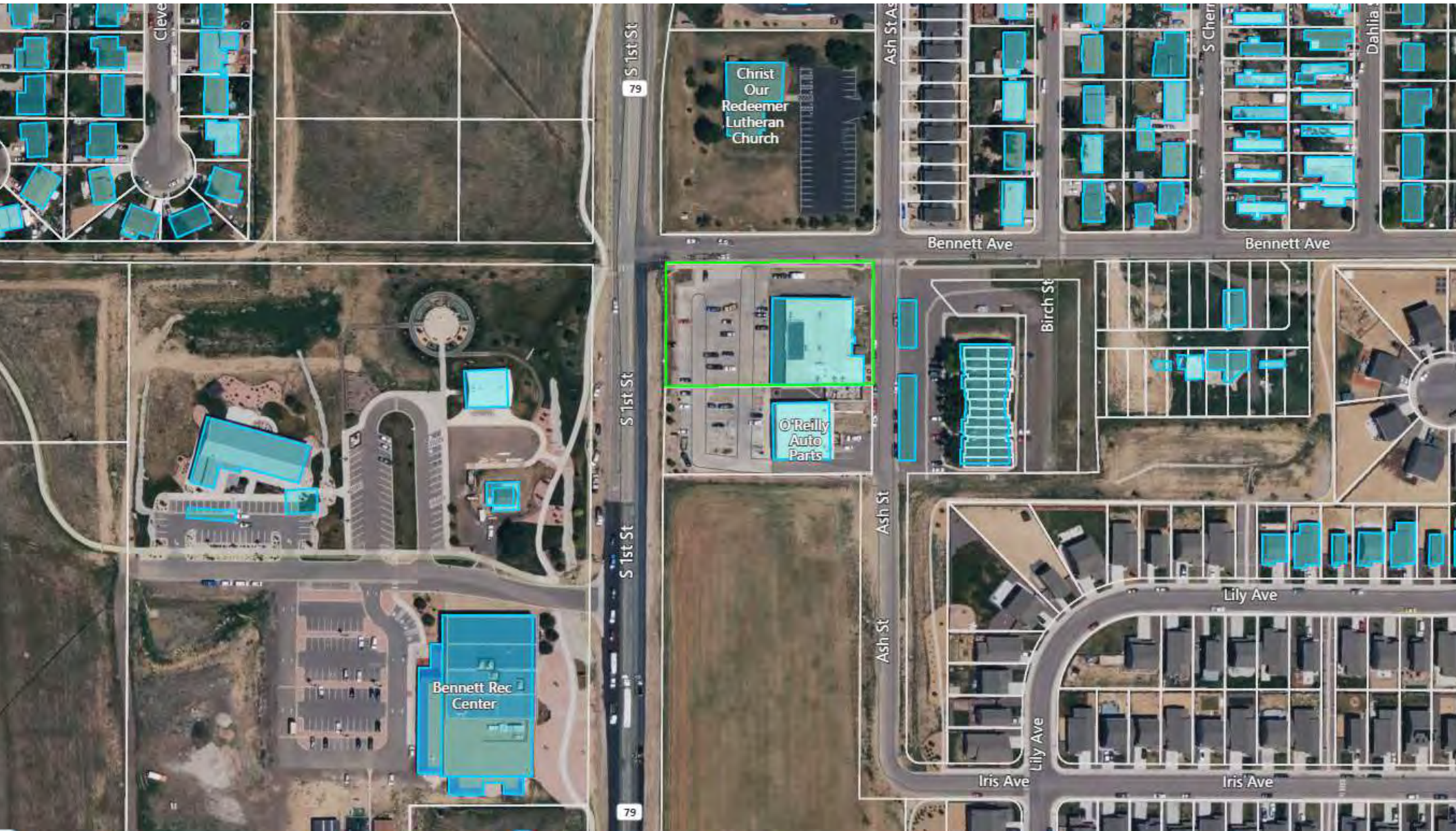
**TSC**

**TRACTOR SUPPLY CO**



















	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

