

INVESTMENT OPPORTUNITY

9620 Federal Blvd., Denver, CO 80260

FOR SALE



PROPERTY HIGHLIGHTS

- Investment property located at the corner of Federal Blvd. & W. 96th Ave.
- Strong daily traffic counts and demographics

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	1.1 Acres

TRAFFIC COUNT

Federal Blvd. S of Green Ct.	31,385/vpd
Federal Blvd. S of W 92nd Ave.	30,891/vpd
Federal Blvd. W of 94th Ave.	28,946/vpd

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Total Population	25,853	150,744	352,187
2024 Average household income	\$83,123	\$91,104	\$96,246
Businesses	438	6,187	14,229
Employees	3,190	45,810	122,270

* Demographics and Traffic Counts provided by CoStar

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1.1 ACRES AVAILABLE

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