

2135 E 120th Avenue, Northglenn, CO 80233



1,800 SF
FREESTANDING
BUILDING WITH
DRIVE-THRU
FOR SALE &
FOR LEASE

2135 E 120TH AVE
NORTHGLENN, CO 80233



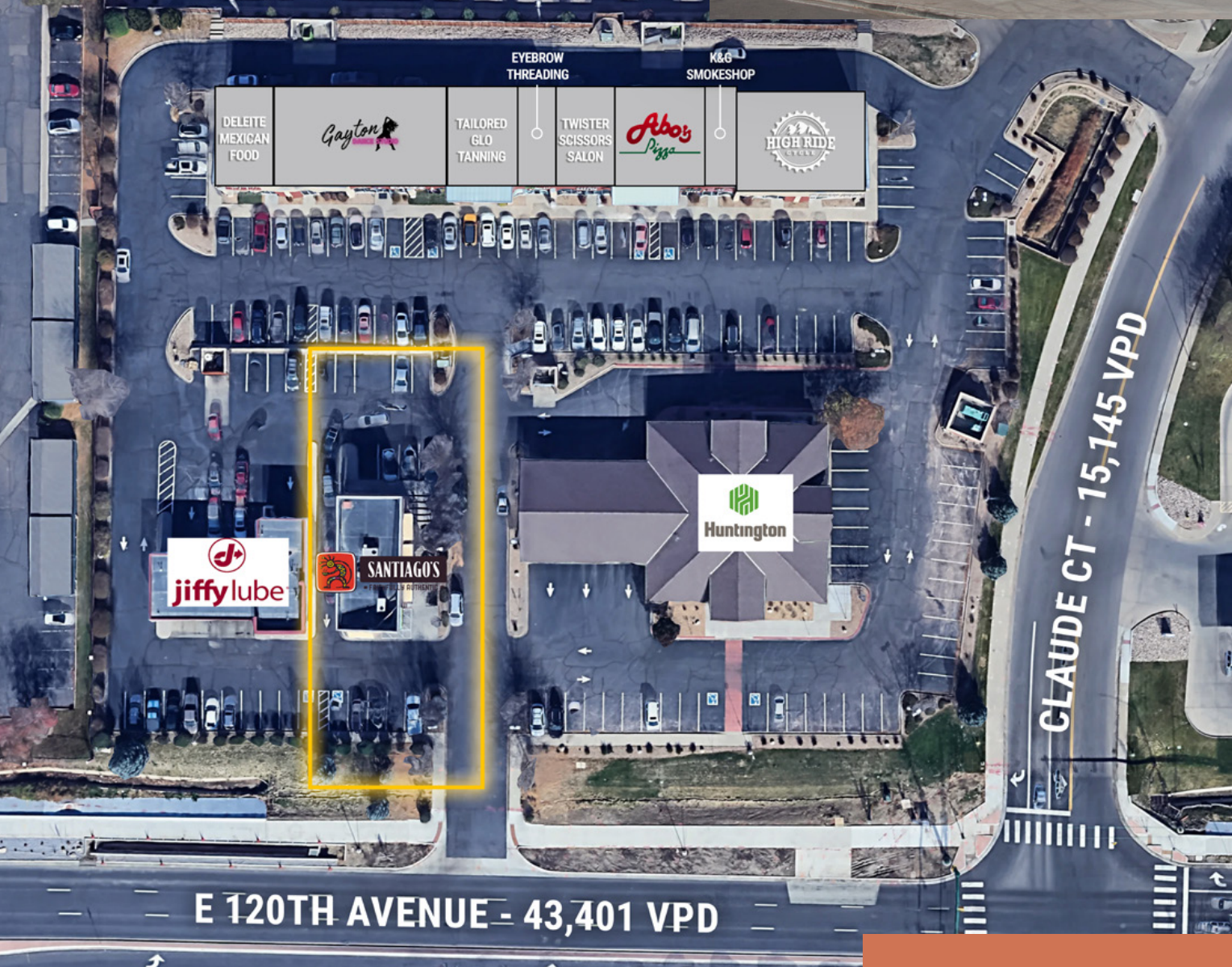
KINSEY & COMPANY
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Demographics

	1 Mile	3 Miles	5 Miles
Population	16,576	132,721	279,384
Average HH Income	\$83,905	\$103,365	\$106,904
Daytime Population	4,569	41,158	75,653

Source: CoStar

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FLOOR PLAN

Availability Information

Pricing: Contact Broker
Building SF: 1,800 SF
Land Size: 0.3565 Acres

Traffic Counts

E 120th Ave: 43,401 VPD
Claude Ct: 15,145 VPD
MPSI 2022 Estimates

Highlights

- DO NOT DISTURB. THE BUILDING IS CURRENTLY OCCUPIED. PLEASE COORDINATE WITH LISTING BROKER FOR ANY AND ALL SHOWINGS.
- Freestanding building with a drive-thru
- Visibility to E 120th Ave (43,401 VPD)
- Densely populated area with 16,576 people within a 1 mile radius
- Join established co-tenants such as Abo's Pizza, High Ride Indoor Cycling, Deleite Colorado, Huntington Bank and Jiffy Lube

