

FOR LEASE

9TH & LINCOLN

901 N. SHERMAN ST., DENVER, CO 80203

RETAIL | 2,570 - 5,000 SQUARE FEET



PROPERTY HIGHLIGHTS

- End Cap Available - Great Showroom Space
- Golden Triangle Location, Blocks from Downtown Denver
- High Traffic Location with Great Visibility
- High Daytime Population - 74,768 Employees in 1-Mile Radius
- Densely Populated Residential Neighborhood

IN THE AREA:



TRAFFIC COUNTS: 25,545 VPD - North Lincoln Street
4,125 VPD - East 9th Avenue

DEMOGRAPHICS (2020)

	1 MILE	3 MILE	5 MILE
Est. Population	45,251	243,758	543,762
Avg. HH Income	\$87,781	\$108,999	\$100,671
Daytime Population (Employees)	74,768	265,889	398,002

AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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