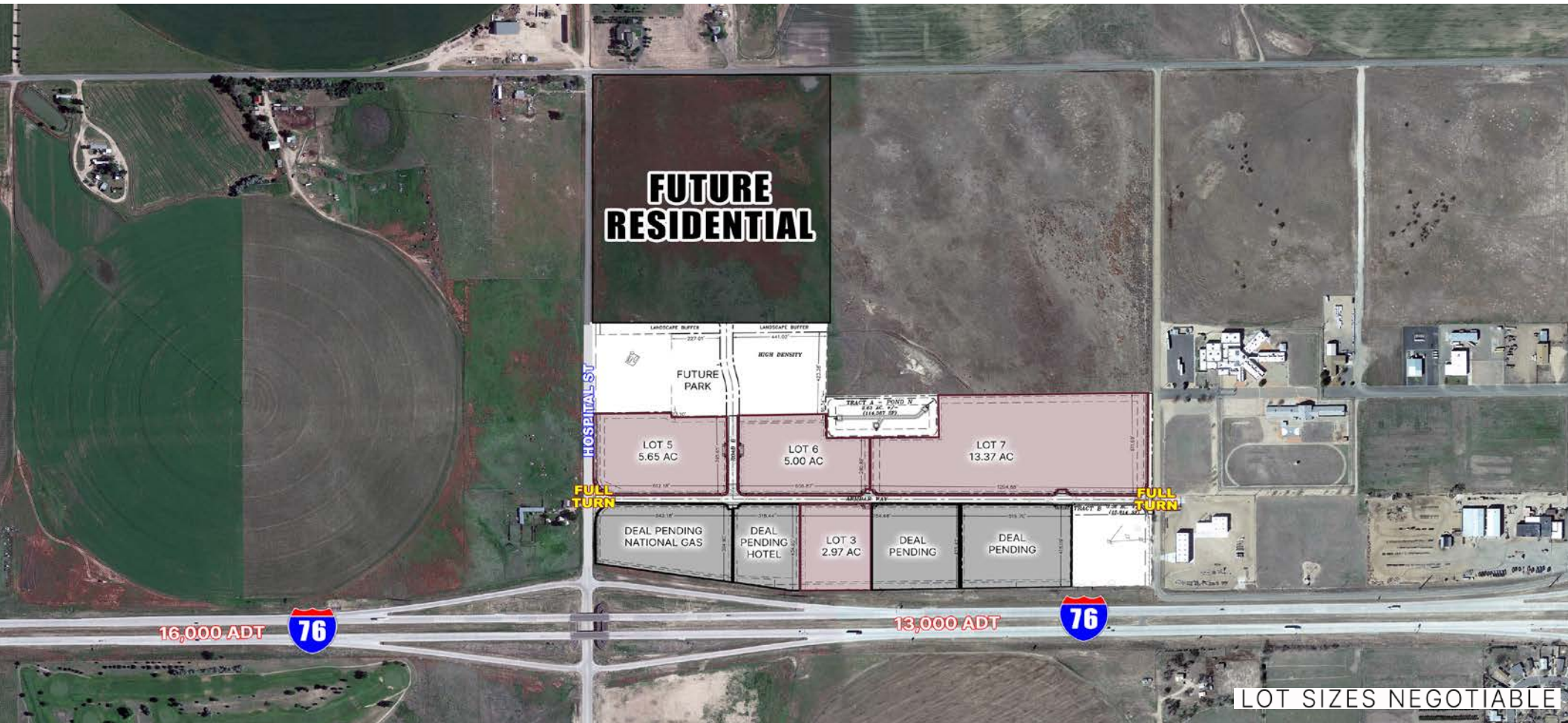


FOR SALE OR LEASE

New 51 Acre Mixed Use Development in Brush, CO

NEC I-76 & Hospital Street Brush, Colorado



Property Highlights

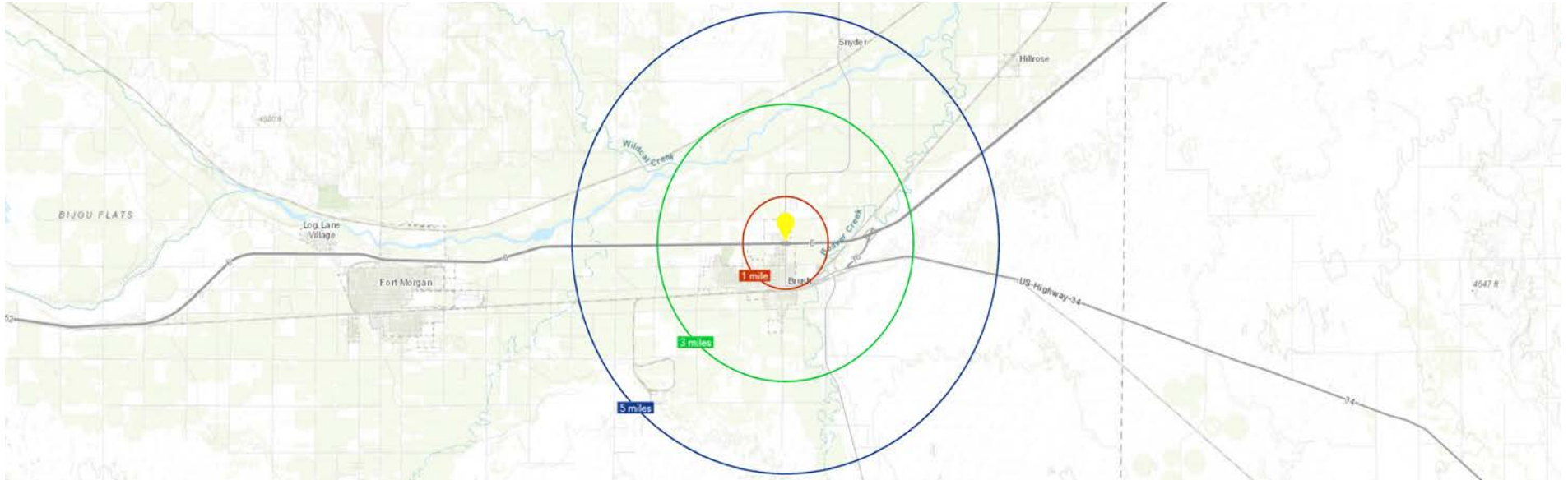
- * LOCATED ALONG I-76 AT HOSPITAL ST. INTERCHANGE WITH GREAT VISIBILITY
- * AVAILABLE FOR SALE OR LEASE
- * LAND AVAILABLE FOR RETAIL, INDUSTRIAL, STORAGE, OFFICE AND RESIDENTIAL



TRADE AREA

I-76 & Hospital Street | Brush, CO





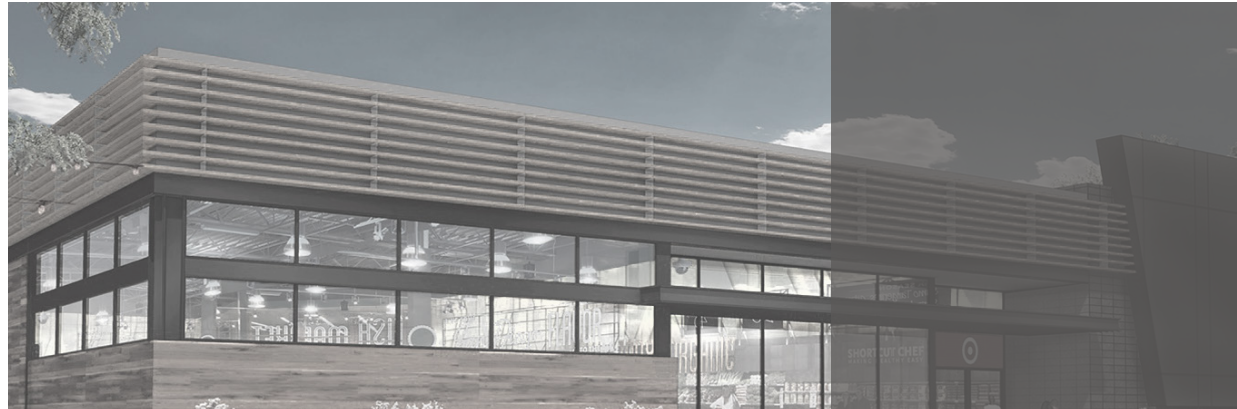
MAP COURTESY OF ESRI

DEMOGRAPHICS | COMPARISON SUMMARY

Categories	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION	2,792	6,306	6,861
PROJ. POPULATION IN 2028	2,745	6,166	6,707
AVG. HOUSEHOLD INCOME	\$63,907	\$69,874	\$70,328
DAYTIME POPULATION (EMPLOYEES)	1,171	2,526	2,567

SOURCE: ESRI 2023





About SullivanHayes

SullivanHayes Brokerage is Colorado's premier, full-service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978.

SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: www.sullivanhayes.com

NEC I-76 & HOSPITAL STREET

BRUSH, COLORADO

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