

6336
Leetsdale Dr.
Denver, CO 80224

PRIME RETAIL FOR SALE

Sale Price : \$1,200,000



Property Overview

- Centrally located in convenient, accessible Southeast Denver neighborhood
- Vibrant mix of local restaurants, service retail, and everyday amenities located along Leetsdale
- Incredible Leetsdale frontage
- High visibility location (42,000+ VPD on Leetsdale Dr.)
- High, pitched ceiling and loads of natural light



Available SF	5,085 SF Total 3,059 SF First Floor 2,024 SF Basement
Year Built	1976
Lot Size	10,367 SF
Parking	18 Surface
Zoning	B4
Taxes	\$24,370.94

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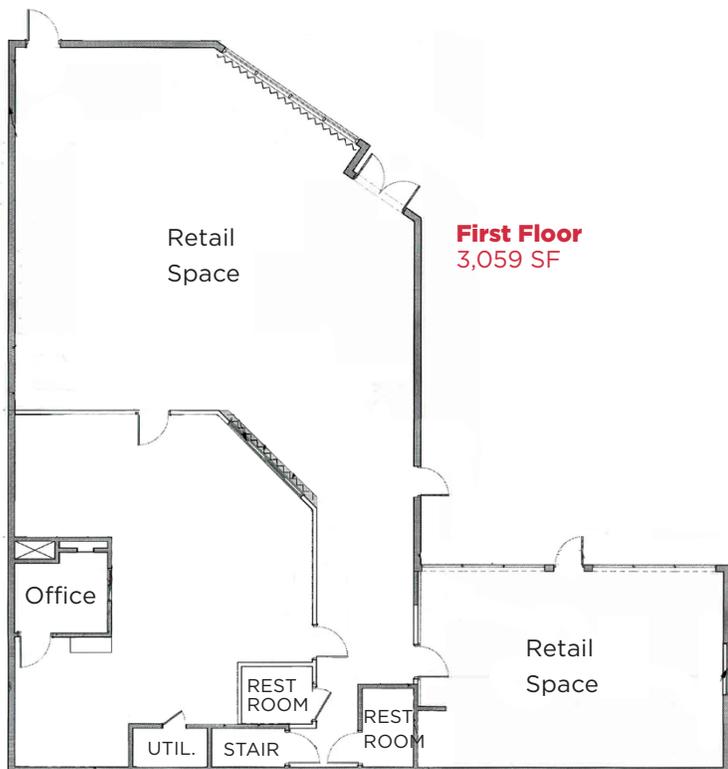
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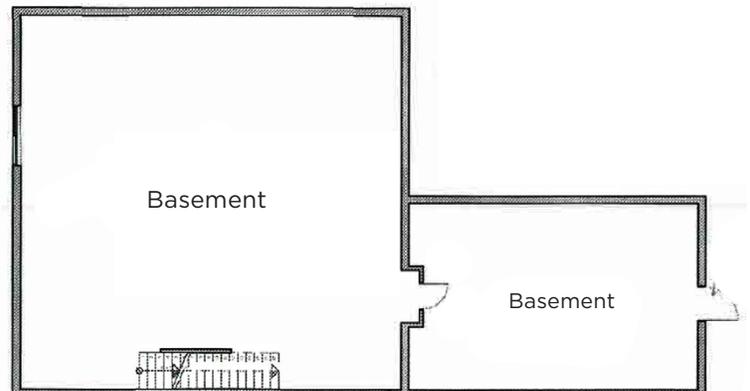
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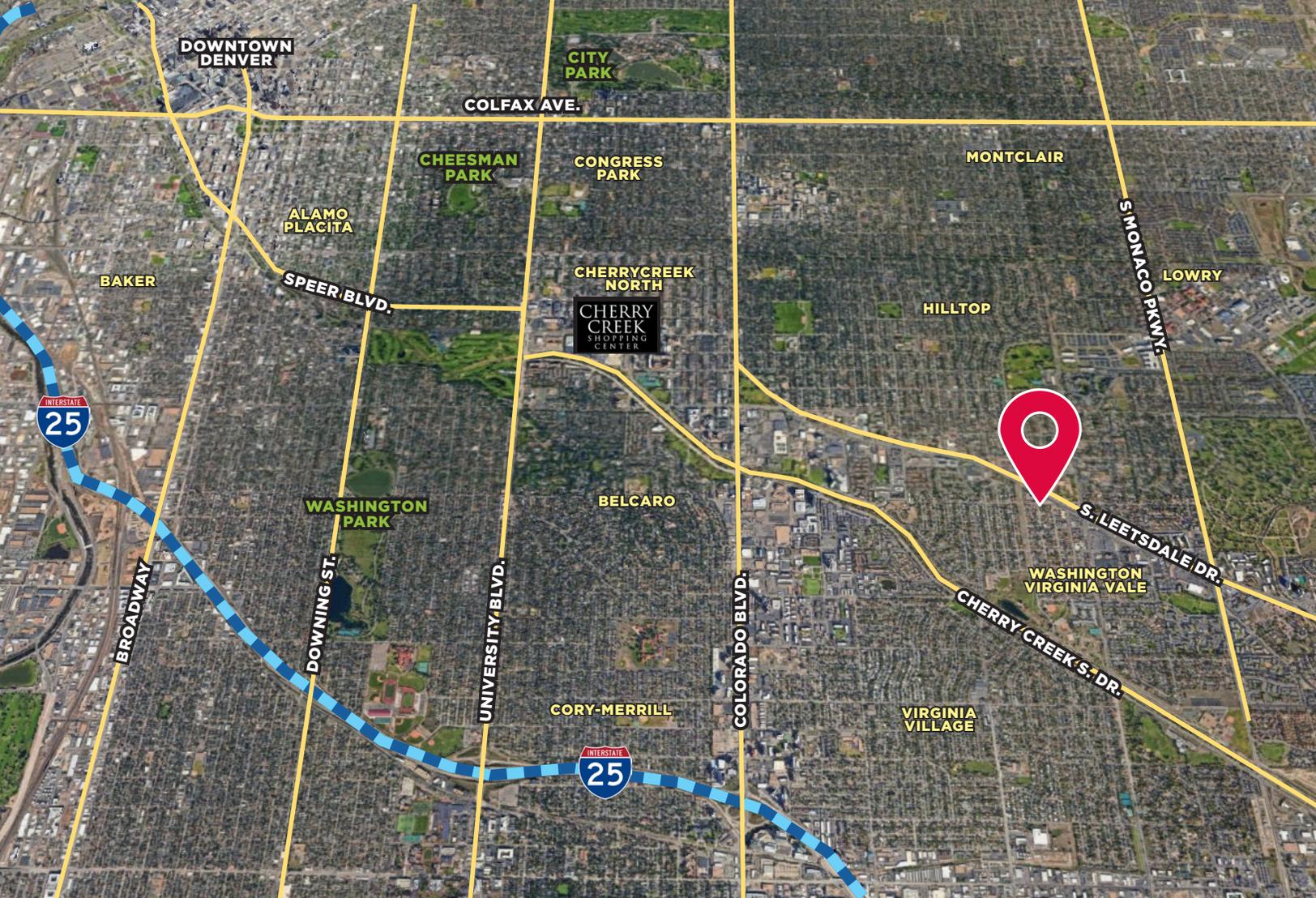


Basement
2,024 SF



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Leetsdale Dr.





Demographics

	1 Mile	3 Mile	5 Mile
Population	24,074	196,965	536,676
Avg Household Income	\$91,940	\$105,872	\$102,412
Median Home Value	\$461,438	\$512,266	\$471,672

*Source: CoStar

Traffic Counts

Vehicles/Day

Leetsdale @ Locust	42,763
Monaco @ Leetsdale	26,172

*Source: CoStar



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