

LAND FOR SALE

37th Street & St. Vrain Street
Evans, CO 80620

OPPORTUNITY ZONE! 0.88 ACRE SITE



PROPERTY FEATURES

LAND SIZE:	0.88 AC
ZONING:	Commercial (NEC)

ECONOMIC DATA

SALE PRICE: \$400,000



CONTACT

Kirk Vanino | Principal
kvanino@lee-associates.com
C 303-250-4760

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DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
2022 POPULATION:	39,069	132,643	175,613
2027 PROJECTED POPULATION:	45,928	156,682	208,589
2022 AVG. HH INCOME:	\$66,539	\$73,282	\$82,443
2021 HOUSEHOLDS:	13,394	47,479	62,471

2022 TRAFFIC COUNTS

37th Street :	11,383 vehicles per day
St. Vrain Street:	5,875 vehicles per day

	BUSINESSES	EMPLOYEES	EMPLOYEES / BUSINESSES
2021 ESTABLISHED BUSINESSES (5 MILE RADIUS):	44,711	4,957	9

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