

## OFFERING SUMMARY

<b>Sale Price:</b>	\$6.00 / SF
<b>Lot Size:</b>	4.77 Acres
<b>Frontage:</b>	Bridge - 390' Telluride - 735'
<b>Zoning:</b>	C-2
<b>Sewer/Water:</b>	Brighton
<b>Electricity:</b>	United Power
<b>Gas:</b>	Xcel
<b>Market:</b>	Adams
<b>Cross Streets:</b>	East Bridge Street & Telluride Street

## PROPERTY HIGHLIGHTS

- 4.77 acre retail development site
- This property is in the heart of the developing area in Brighton
- Located between Hwy 85 and I-76 on the main thoroughfare through Brighton
- All utilities are to the site
- Great timing to grab this corner in this growing market
- Permitted uses include retail, offices (both large and small building), churches, day care, restaurants (fast food and sit down), alcohol beverage sales, automobile services, health & fitness center, mortuary, lodges, schools.

## CONTACT:

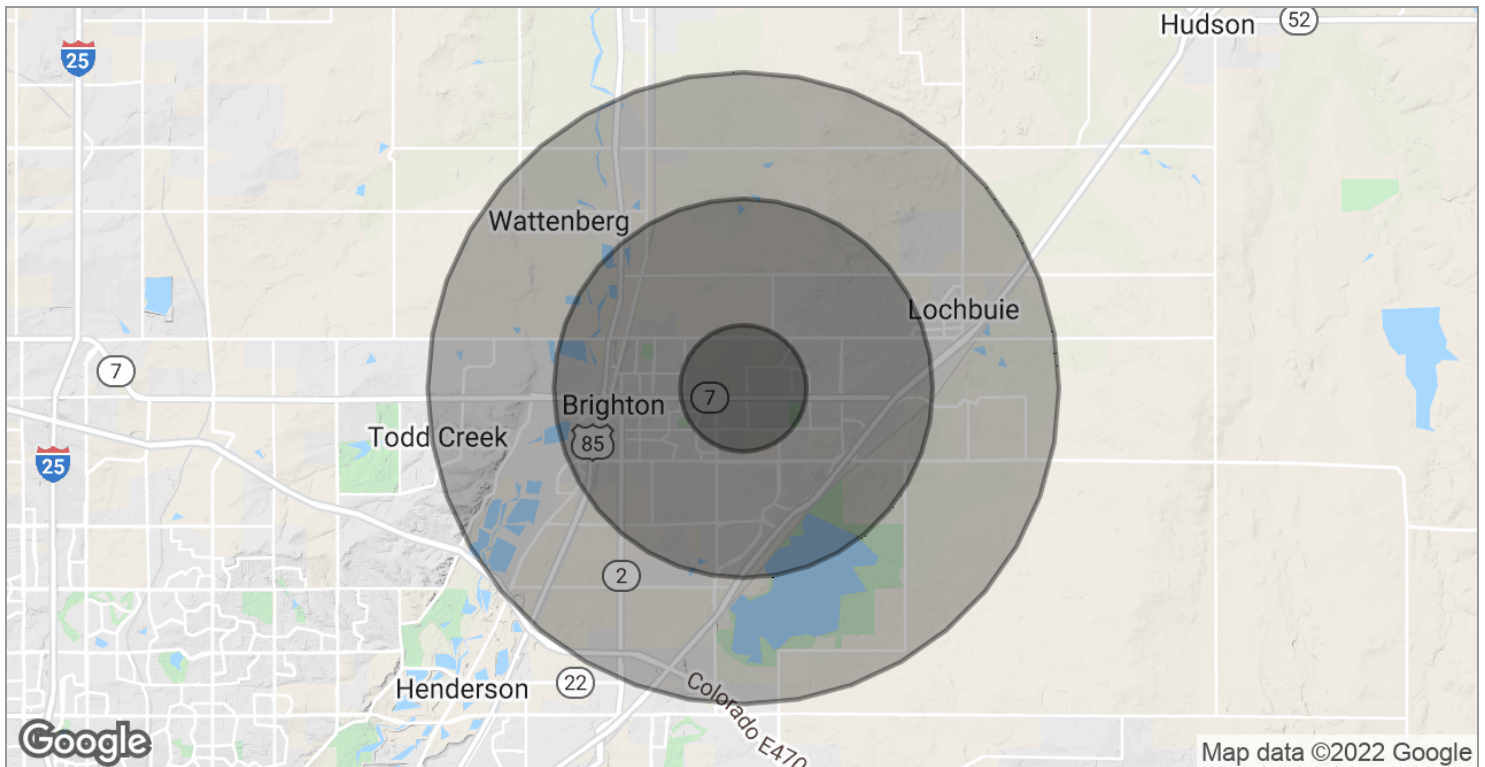
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	1 MILE	3 MILES	5 MILES
Total households	2,574	10,460	14,873
Total persons per hh	2.9	3.1	3.0
Average hh income	\$72,343	\$70,681	\$71,811
Average house value	\$209,718	\$218,760	\$230,946

	1 MILE	3 MILES	5 MILES
Total population	7,454	32,326	45,278
Median age	38.8	33.7	33.3
Median age (male)	35.3	32.2	32.2
Median age (female)	41.2	35.6	34.7



\* Demographic data derived from 2010 US Census