

APPROVED FOR BANK WITH DRIVE THRU FOR SALE OR LEASE

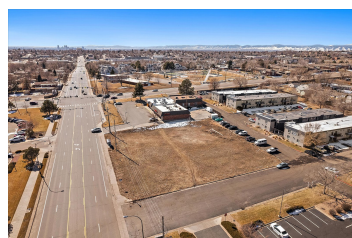
WEST SIDE OF HURON ST AND 88TH AVE | 8881 HURON ST



- 8881 Huron St Thornton CO 80260
- No exclusives for drive thru restaurant
- Zoned PUD Commercial 2
- Allows for: Restaurant, Bank, Barbers, Beauty, Grocer, Deli, Meat/Bakery, Gift, Hardware, Home Appliance, Jewelry, Pharmacy
- 132 Unit Apartment Complex behind parcel
- 70+ Unit Condo Complex across the street
- Approximately .73 acres
- 31,799 sf Lot
- Water/Sewer connect at street
- Easement already in place



Presenting a remarkable opportunity, this expansive, flat lot in Thornton, CO, is strategically zoned for commercial use and situated on a major thoroughfare. Its prime location offers close proximity to highway access and backs onto a high-density residential area, providing an ideal setting for retail investment. Approved for a range of businesses, including drive-through restaurants, casual dining, and retail stores, the property boasts versatile potential. Additionally, the negotiable ground lease terms and comprehensive list of approved uses, such as restaurants, banks, beauty/barber shops, and more, make this property an appealing choice for retail investors. With an easement on the north side providing convenient lot access, this property presents a compelling opportunity for retail development.



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Street View Looking onto Huron St (easement location)

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