

Nearly 2 Acres Ready for Development



Features:

- Immediate I-680 access and visibility at a high-traffic interchange location.
- CC zoning allows for broad commercial use.
- Infill site with built-in demand from established residential neighborhoods, providing an immediate customer base.
- Site size supports subdivision into multiple pads—ideal for phased development or selling to end users.
- Configuration allows for drive-thru, parking ratios, and circulation that meet modern tenant requirements.

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Demographics

Population

- 1 mile: 10,070
- 3 miles: 60,575
- 5 miles: 169,337

Average Household Income

- 1 mile: \$94,090
- 3 miles: \$100,520
- 5 miles: \$112,579

Population Median Age

- 1 mile: 32.3
- 3 miles: 35.4
- 5 miles: 36.5

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*Demographic Information courtesy of Regis Online Sites USA