

OFFICE BUILDING FOR LEASE

EAST DENVER DRIVE-THRU RESTAURANT BUILDING

5650 N TOWER RD, DENVER, CO 80249



PROPERTY DESCRIPTION

Step into the future of drive-thru convenience with this exceptional double drive-thru space at 5650 N Tower Rd in Denver, CO. Boasting 820 SF of prime commercial space, this property offers unrivaled location benefits. Nestled in a high-traffic area with high visibility and easy access, this space is perfect for capturing the attention of passing customers. The drive-thru feature provides added convenience for patrons, while the ample parking ensures smooth operations. Elevate your business in this modern and adaptive space, designed to meet the needs of today's fast-paced consumer landscape.

* CONFIDENTIAL LISTING *

Confidential Listing - Please contact the broker at Elite CRE for more details on the property pricing, description, and detailed brochure.

PROPERTY HIGHLIGHTS

- Prime location with high visibility and easy access
- Rare 820 SF Drive-Thru
- Ample parking for staff and visitors
- High traffic area for maximum exposure
- High-quality, attractive storefront façade
- Spouts anchored location

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	686	1,619	5,717
Total Population	2,192	5,320	19,367
Average HH Income	\$91,400	\$102,558	\$113,971



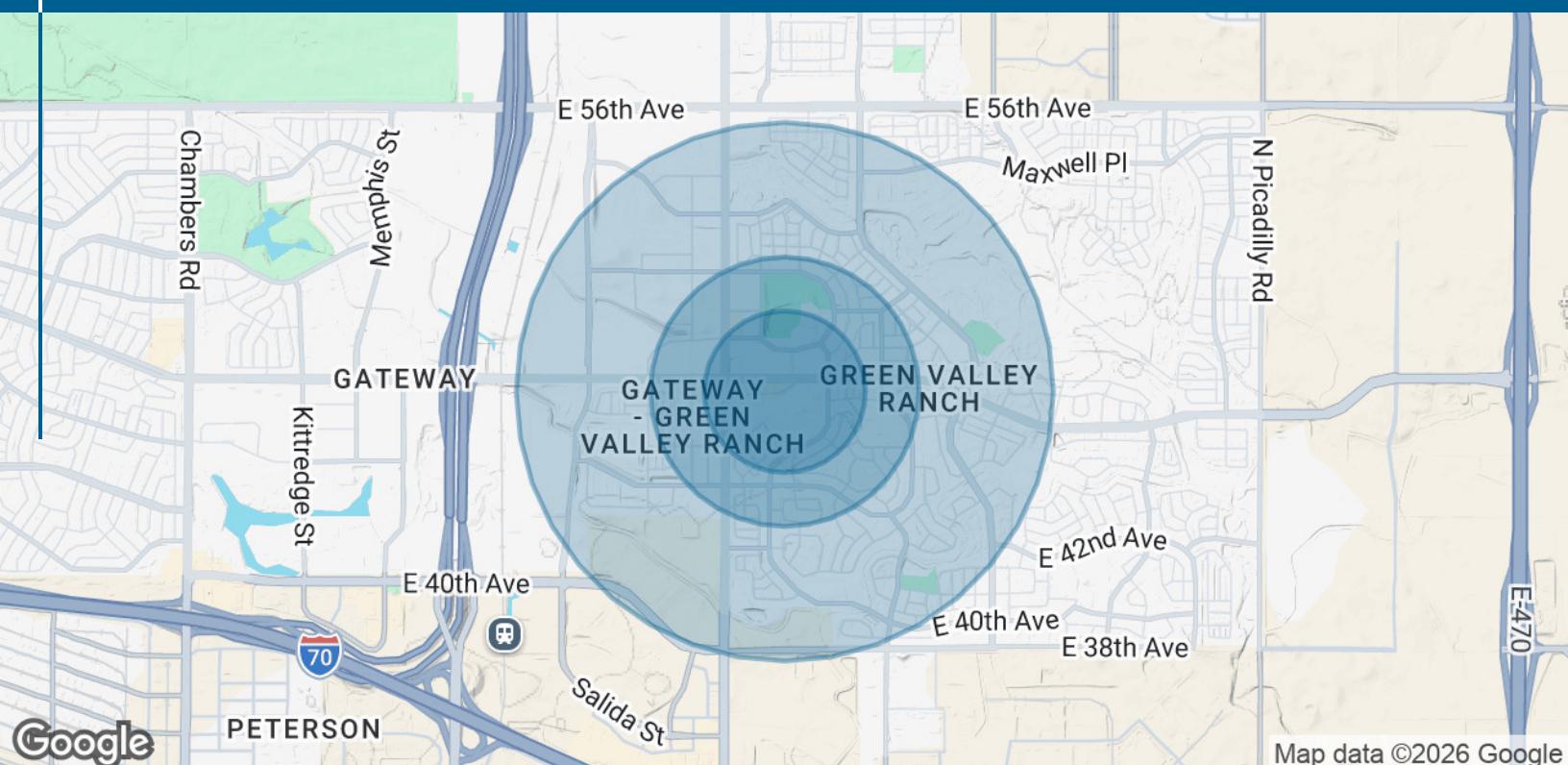
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,192	5,320	19,367
Average Age	33	34	34
Average Age (Male)	33	33	33
Average Age (Female)	34	34	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	686	1,619	5,717
# of Persons per HH	3.2	3.3	3.4
Average HH Income	\$91,400	\$102,558	\$113,971
Average House Value	\$483,411	\$488,492	\$510,630

Demographics data derived from AlphaMap