## **NWC BROADWAY & LITTLETON BLVD** Littleton, Colorado



For more information, contact:

Scott Steputis 720-287-6868 step@creginc.com

Rhonda Coy 720-287-6866 <u>rcoy@creginc.com</u>

CROSBIE REALESTATE GROUP

#### **PROPERTY OVERVIEW:**

- Rare urban infill opportunity
- Broadway monument signage available

Developed By:



#### FEATURES:

- Located at high traffic intersection of South Broadway and Littleton Blvd
- Strong demographics
- Great visibility to both South Broadway and Littleton Blvd

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### DEMOGRAPHICS

For more information,	HOUSEHOLDS	POPULATION
contact:	1 Mile: 3 Mile: 5 Mile:	1 Mile: 3 Mile: 5 Mile:
	<b>¨</b> 7,211 40,403 116,483	16,226 92,087 273,552
Scott Steputis		
720-287-6868		
<u>step@creginc.com</u>	AVG. HH INCOME	DAYTIME POPULATION
	1 Mile: 3 Mile: 5 Mile:	1 Mile: 3 Mile: 5 Mile:
Rhonda Coy	\$57,511 \$81,734 \$89,942	6,797 52,393 147,045
720-287-6866		
<u>rcoy@creginc.com</u>		
	The information contained in this brochure was compiled from reliable sources,	AVG. DAILY TRAFFIC
CROSBIE	however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property.	On Broadway north of Littleton 46,465 VPD On Littleton west of Broadway 24,862 VPD
== R E A L E S T A T E ==	Different brokerage relationships exist.	On Broadway south of Littleton 43,479 VPD
GROUP		

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