



TCN
WORLDWIDE
REAL ESTATE SERVICES

LAND FOR SALE/LEASE

19,428 SF Development Site

3421 S. Federal Blvd. | Englewood, CO 80110



PROPERTY BROCHURE

CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

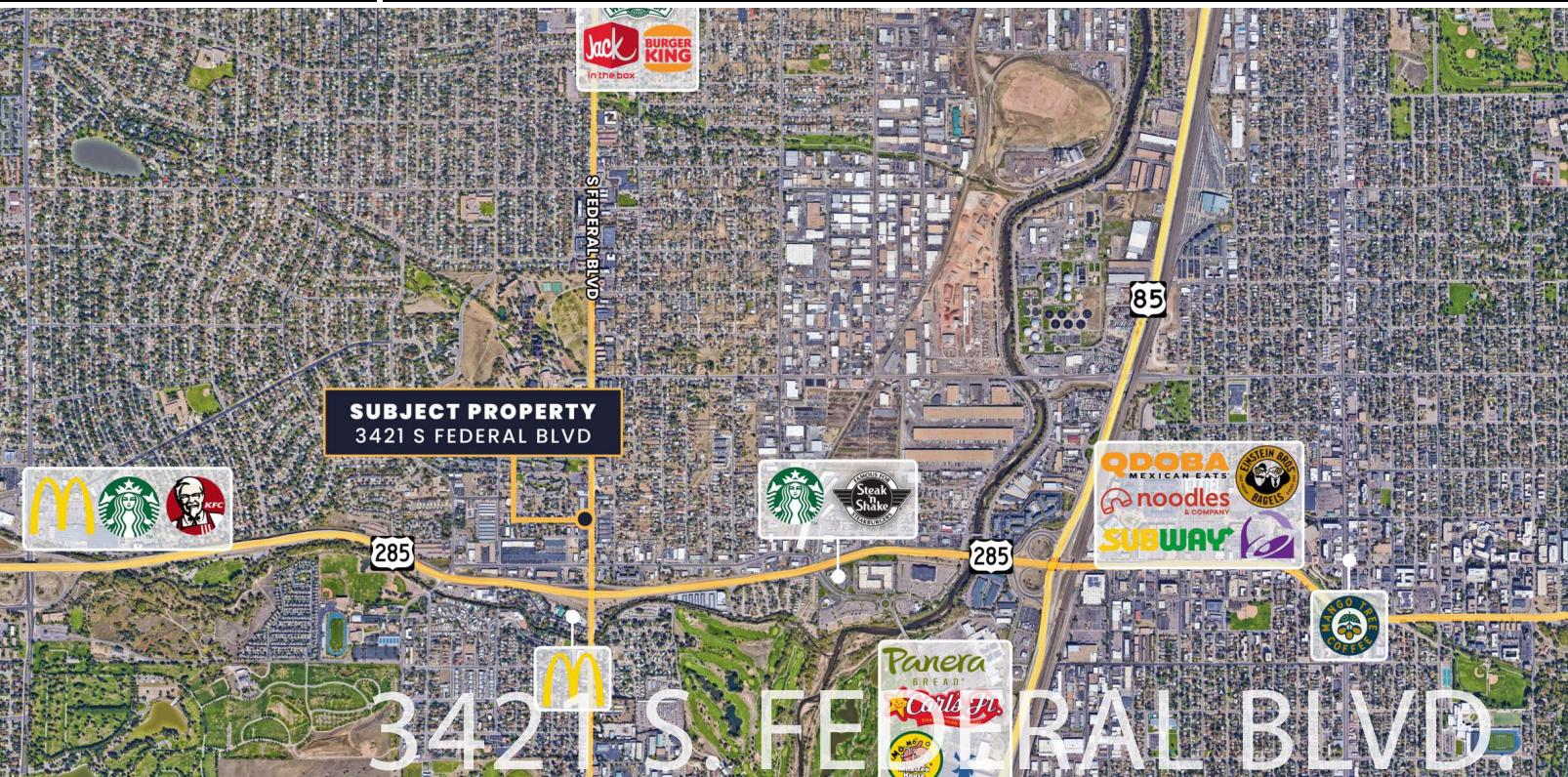
303.512.1196

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UNIQUE PROPERTIES
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OFFERING SUMMARY

Available SF:	19,428 SF
Lease Rate:	\$3.00/sf/year (NNN)
Sale Price:	\$750,000
Lot Size:	0.45 Acres
Term:	Negotiable
Property Taxes:	\$6,385 per year
APN #:	1971-32-3-00-029
Zoning:	B-3 Commercial
Topography:	Level/Vacant

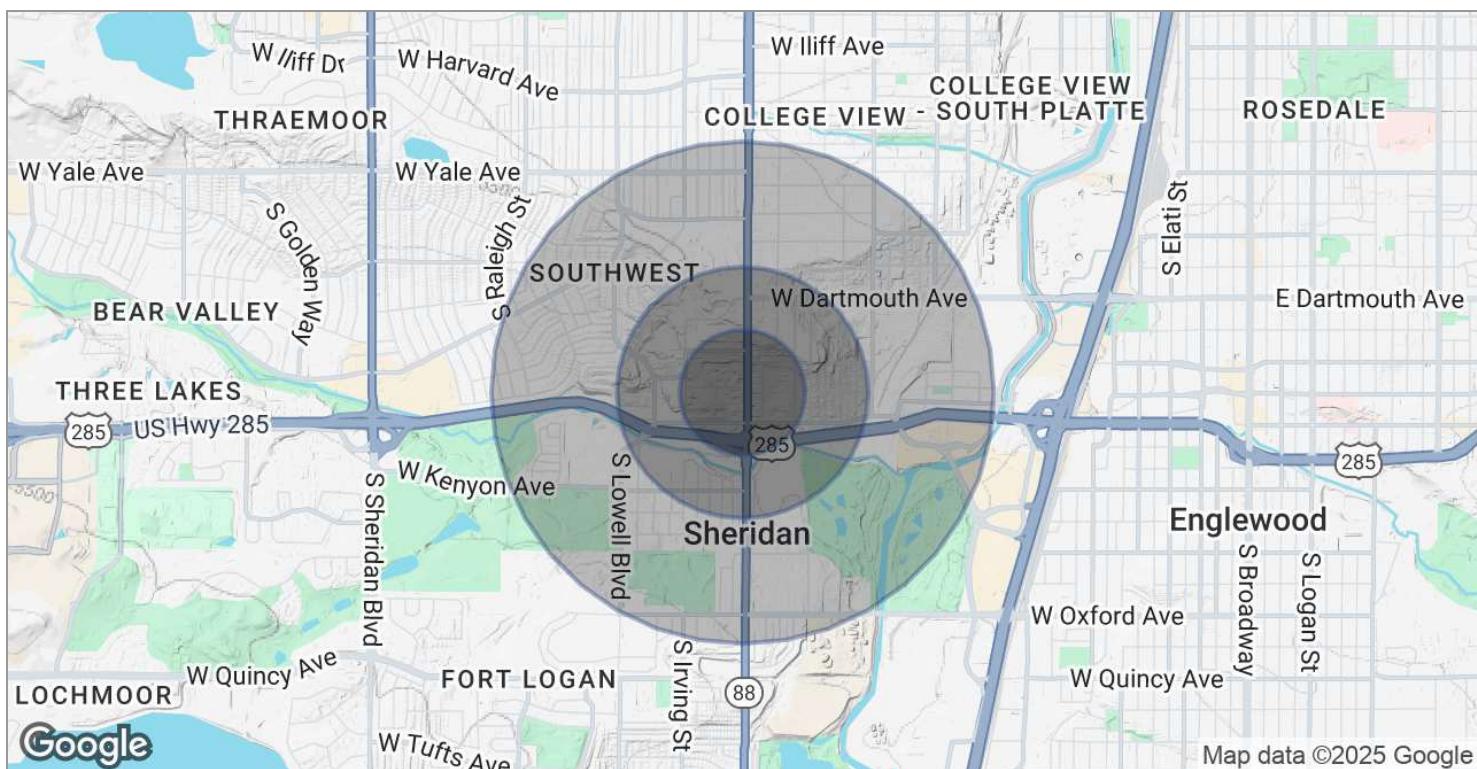
PROPERTY HIGHLIGHTS

- Just three blocks South of Loretta Heights residential and retail redevelopment.
- 145' of frontage along S. Federal Blvd. (site dimensions of 145'x134')
- Full access available from both South Federal Blvd and West Girard Avenue
- Zoned B-3 Commercial in Arapahoe County (allows fast food or coffee drive thru service and most retail store uses)
- Utilities are available in the adjacent street.
- Available for land lease and/or potential build to suite.
- High traffic counts of 28,223 vehicles per day (per Costar at S. Federal Blvd and W. Girard Ave. in 2022)
- Great for retail and commercial uses
- Owner will consider "seller carry" financing.

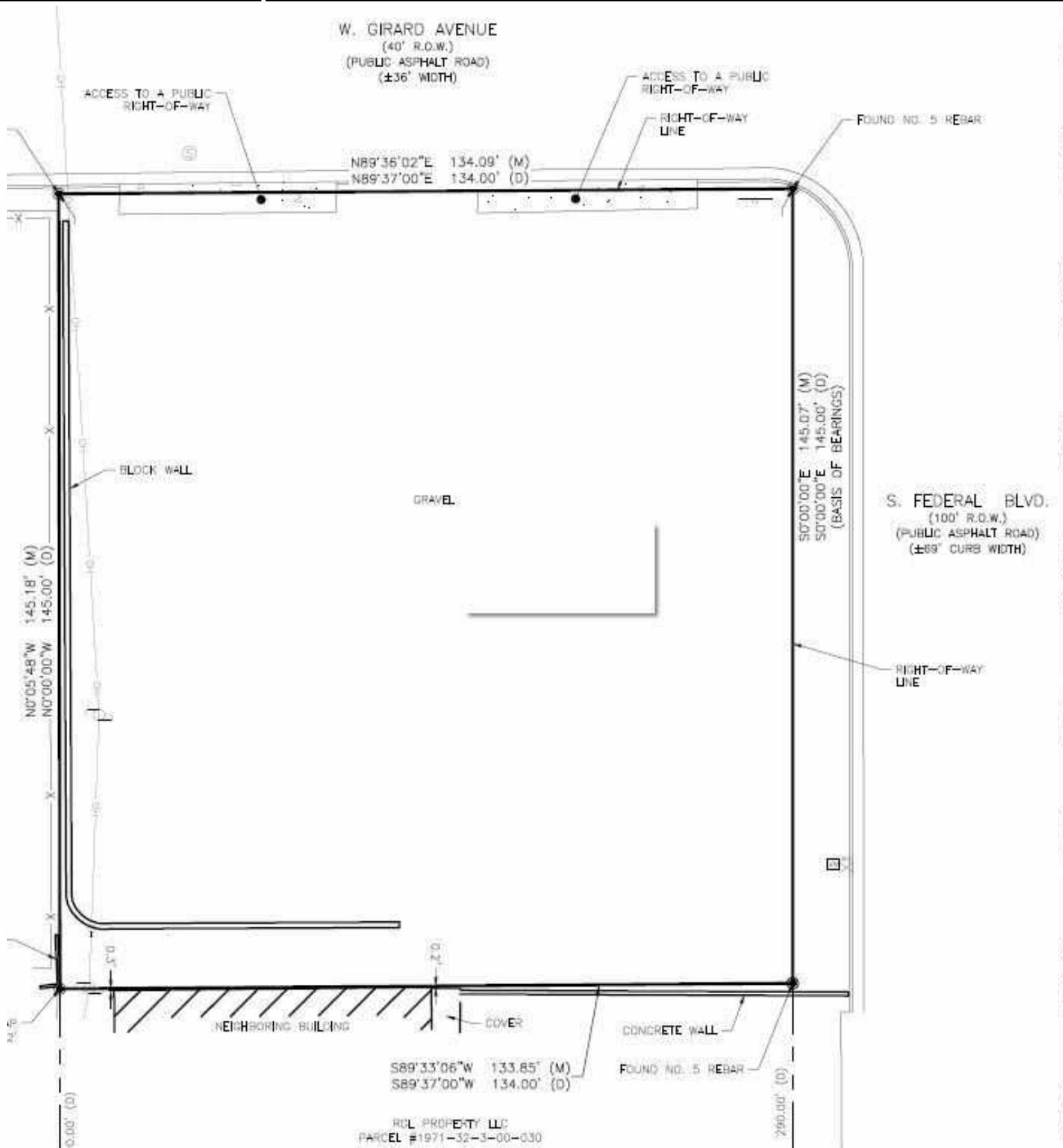
DEVELOPMENT SITE FOR SALE/LEASE

	0.25 MILES	0.5 MILES	1 MILE
Total households	384	1,899	5,683
Total persons per hh	2.8	2.6	2.6
Average hh income	\$53,403	\$51,335	\$59,194
Average house value	\$189,151	\$143,042	\$217,239

	0.25 MILES	0.5 MILES	1 MILE
Total population	1,058	4,898	14,952
Median age	35.6	36.2	38.1
Median age (male)	37.8	35.9	37.7
Median age (female)	31.2	32.4	35.9

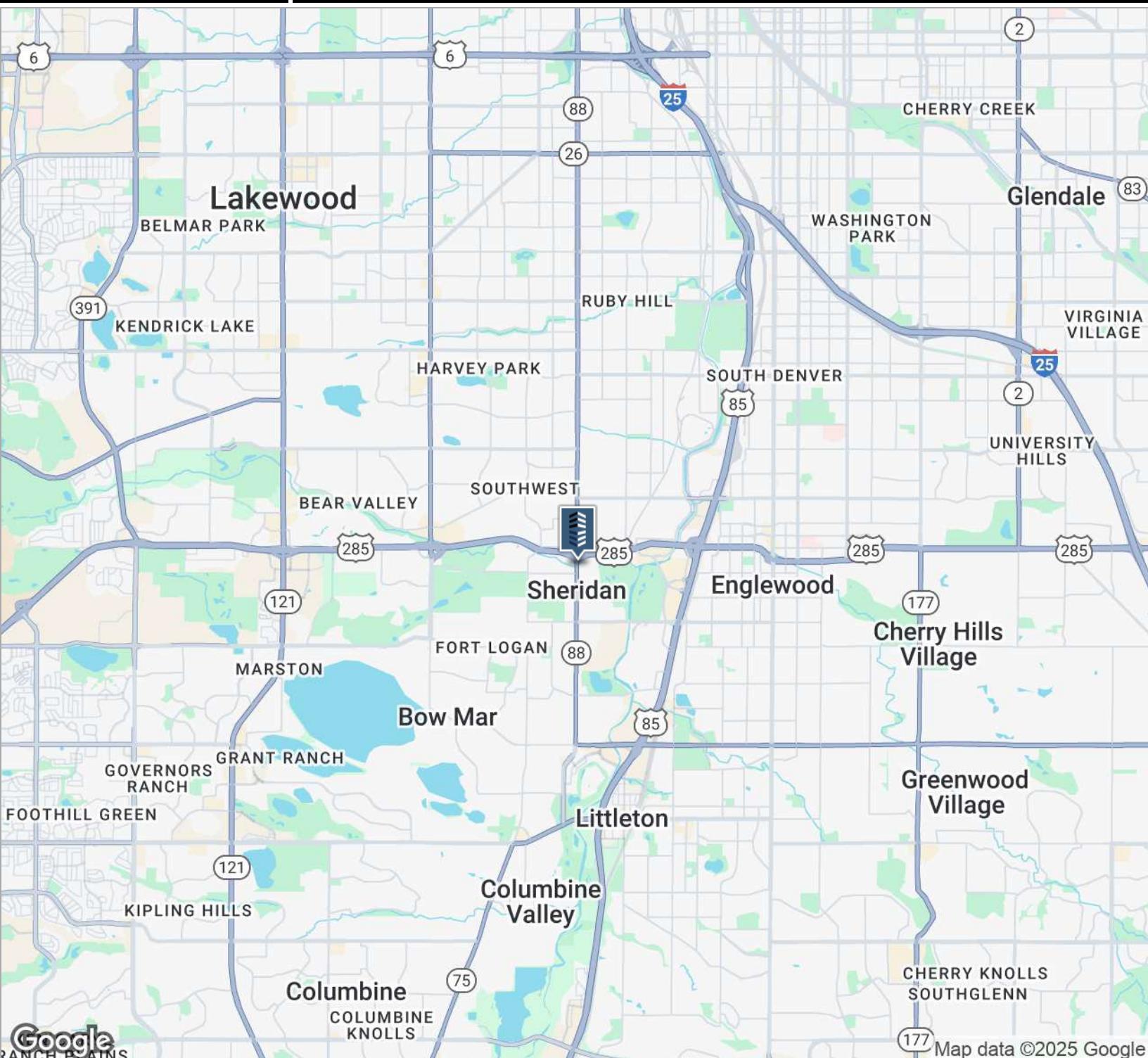


* Demographic data derived from 2020 ACS - US Census



(3421 S FED) 19,428 SF RETAIL DEVELOPMENT SITE LAND LEASE/SALE





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