

# I-76 & FEDERAL PAD SITE

5595 Federal Boulevard, Denver, CO

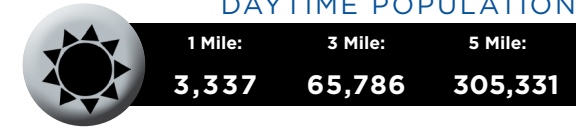


## DEMOGRAPHICS

### POPULATION



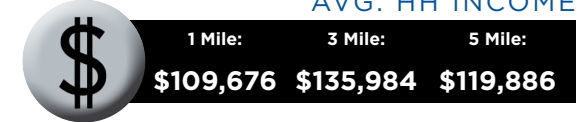
### DAYTIME POPULATION



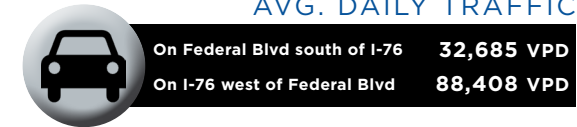
### HOUSEHOLDS



### AVG. HH INCOME



### AVG. DAILY TRAFFIC



## PROPERTY OVERVIEW:

- New pad site available at high traffic I-76 & Federal Blvd
- Approximately 3,000 SF with opportunity for drive-thru
- Gateway to Berkley neighborhoods and Chaffee Park industrial development
- Exciting redevelopment opportunity with great visibility
- Join newly opened Maverik at this intersection

For more information, contact:

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