I-76 & FEDERAL PAD SITE

5595 Federal Boulevard, Denver, CO



DEMOGRAPHICS

POPULATION



 1 Mile:
 3 Mile:
 5 Mile:

 10,770
 131,523
 425,269



1 Mile: 3 Mile: 5 Mile: 3,337 65,786 305,331

DAYTIME POPULATION

HOUSEHOLDS



1 Mile: 3 Mile: 5 Mile: 3,865 53,796 187,144

\$1

AVG. HH INCOME 1 Mile: 3 Mile: 5 Mile: \$109,676 \$135,984 \$119,886

AVG. DAILY TRAFFIC



On Federal Blvd south of I-76 32,685 VPD On I-76 west of Federal Blvd 88,408 VPD

PROPERTY OVERVIEW:

For more information, contact:

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CROSBIE

REALESTATE

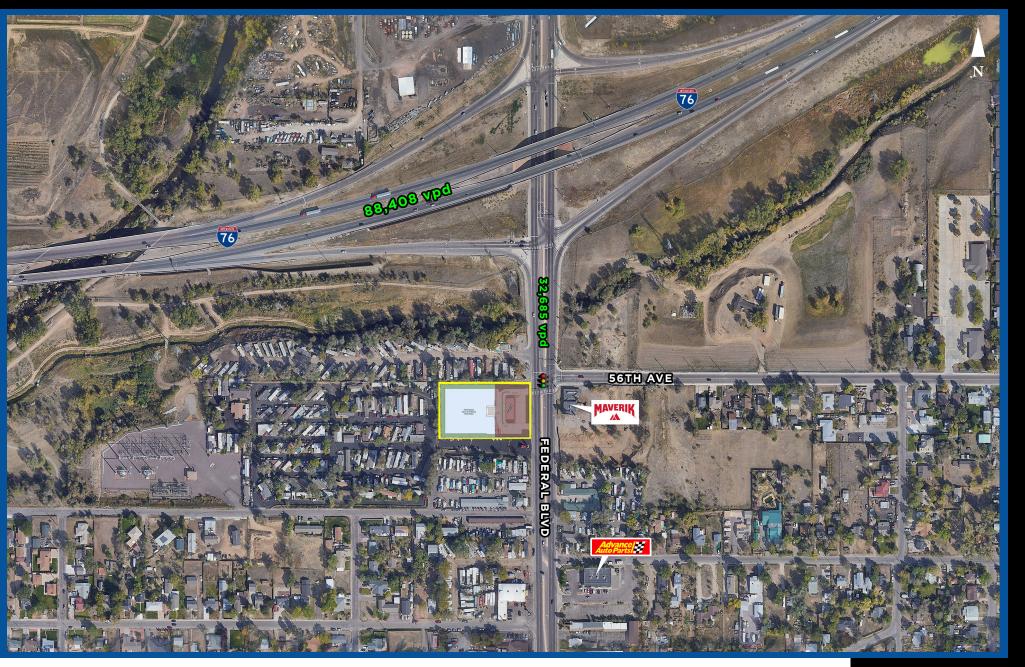
GROUP

- 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

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