PAD SITE ADJACENT TO KOHL'S

8444 South Kipling Parkway, Littleton, CO (#415, SW Denver)



DEMOGRAPHICS

POPULATION



DAYTIME POPULATION



HOUSEHOLDS

1 Mile:	3 Mile:	5 Mile:
4,689	24,319	52,609

AVG. HH INCOME 1 Mile: 3 Mile: 5 Mile: \$102,149 \$108,947 \$113,662

AVG. DAILY TRAFFIC



On Kipling north of C470 On C470 at Kipling 33,980 VPD 81,384 VPD

For more information, contact:

Mike DePalma

720 598 6043

mdepalma@creginc.com



PROPERTY OVERVIEW:

- 1 AC pad available with fantastic visibility
- Strong demographics
- Easy access
- Join Kohl's (SW Denver, #415), Safeway, PetSmart, and other national retailers in great submarket southwest of Denver

IN COOPERATION WITH:

CHAIN_INKS
RETAIL ADVISORS

2795 SPEER BLVD #10 | DENVER, CO 80211 | 303.398.2111 | WWW.CREGINC.COM

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