

# CENTRAL FLEX SHOWROOM

1001 W Center Avenue, Denver, Colorado



## DEMOGRAPHICS

### POPULATION



1 Mile:	16,844
2 Mile:	87,580
3 Mile:	208,929

### EMPLOYEES



1 Mile:	12,592
2 Mile:	48,981
3 Mile:	179,427

### AVG. HH INCOME



1 Mile:	\$120,555
2 Mile:	\$139,010
3 Mile:	\$137,223

### HOUSEHOLDS



1 Mile:	8,405
2 Mile:	42,977
3 Mile:	101,955

### TRAFFIC COUNTS



Lipan St s/o Alameda:	4,956 vpd
Alameda e/o Lipan:	39,588 vpd

## CONTACT

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## PROPERTY OVERVIEW

- Flex showroom available for sale
- **Price:** \$1,965,000
- Potential to multi-tenant
- **Size:** 11,979 SF building, 0.45 AC land
- **Zoning:** IA, UO-2 (Denver)
- **Ceiling Heights:** +/- 12'
- I-25 visibility and central location
- +/- 25 parking spaces and fenced storage
- Flexible use: auto, showroom, flex, trades, warehouse
- Heavy power

## Drive Times From Site

3 Minutes

4 Minutes

11 Minutes

12 Minutes

20 Minutes

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