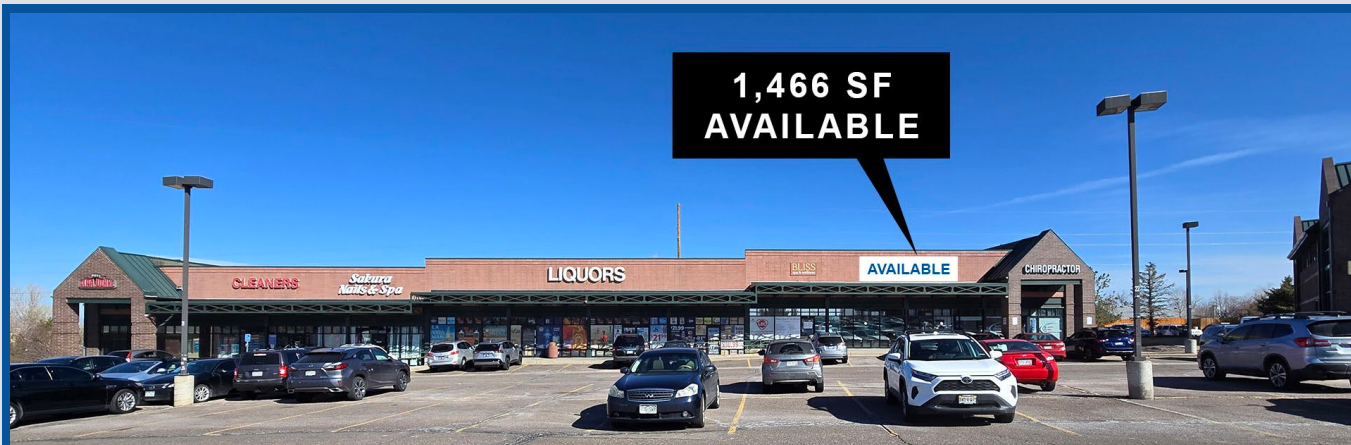


BRIDGES AT SMOKY HILL

20941 E Smoky Hill Road, Centennial, Colorado 80015



Rich Hobbs

720 287 6865

hobbs@creginc.com

Eli Boymel

720 287 6862

eboymel@creginc.com

PROPERTY OVERVIEW:

- Last space available!
- 1,446 SF
- Great convenience retail center
- Located at a busy intersection with high traffic counts

DEMOGRAPHICS



POPULATION

1 Mile:	16,695
3 Mile:	108,448
5 Mile:	226,388



EMPLOYEES

1 Mile:	2,775
3 Mile:	15,509
5 Mile:	42,417



AVG. HH INCOME

1 Mile:	\$188,387
3 Mile:	\$182,215
5 Mile:	\$161,555



HOUSEHOLDS

1 Mile:	5,455
3 Mile:	36,659
5 Mile:	81,480



TRAFFIC COUNTS

S. Hill e/o Picadilly:	29,255 vpd
Picadilly n/o S. Hill:	11,745 vpd



CROSBIE
REAL ESTATE
GROUP

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SITE

LEGEND

- Planned Development
- Under Construction
- Recently Completed