

VACANT LAND FOR SALE

East 103rd Avenue & Tower Road, Commerce City, CO 80022



DEMOGRAPHICS

POPULATION

	1 Mile:	3 Mile:	5 Mile:
	4,276	19,548	30,349

DAYTIME POPULATION

	1 Mile:	3 Mile:	5 Mile:
	757	2,448	6,746

HOUSEHOLDS

	1 Mile:	3 Mile:	5 Mile:
	1,430	6,439	11,161

AVG. HH INCOME

	1 Mile:	3 Mile:	5 Mile:
	\$110,407	\$101,308	\$98,982

AVG. DAILY TRAFFIC

	On Tower south of 104th	19,401 VPD
	On 104th west of Tower	16,739 VPD

For more information, contact:

Scott Crosbie

303 881 2211

scrosbie@creginc.com

Forrest Hunt

303 597 6500

fhunt@creginc.com

Rich Otterstetter

720 287 6860

richo@creginc.com

PROPERTY OVERVIEW:

- 3.6 AC retail development opportunity with frontage on Tower Rd
- Call Agents for pricing
- Adjacent retail / office
- Strong residential growth
- Close proximity to DIA
- Adjacent to E-470

CROSBIE

REAL ESTATE

GROUP

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Disclosure
Agreement

