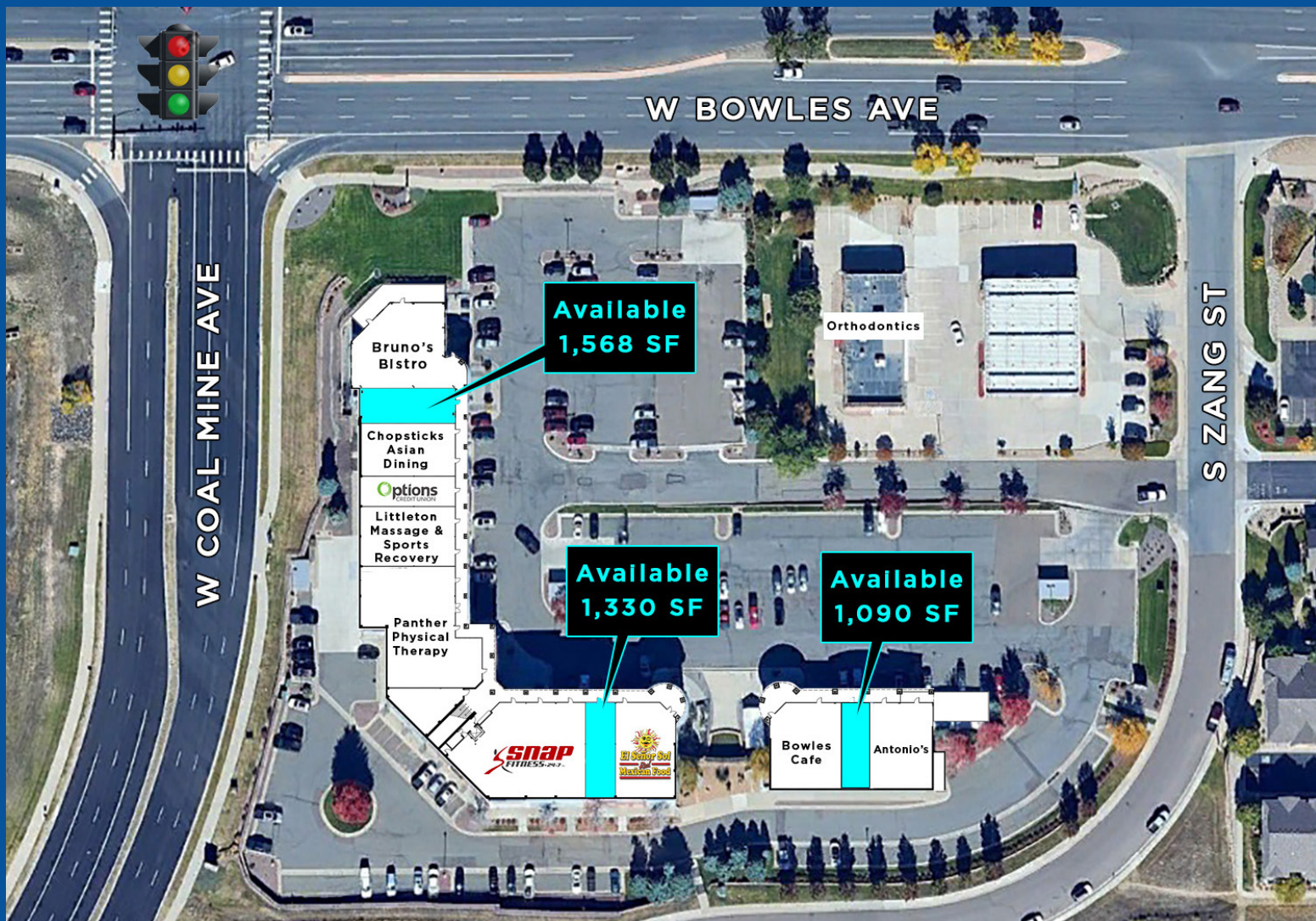


COAL MINE CENTRE

SEC W Bowles Avenue & S Zang Street
5935 S Zang Street, Littleton, CO



PROPERTY OVERVIEW:

- ◇ 1,090 SF - 1,568 SF available
- ◇ Great Bowles Traffic Exposure!
- ◇ Adjacent to Walmart, Topsy's Liquor, and Dakota Ridge High School, and new Warren Tech South
- ◇ Convenient, Highly Visible Location along the Bowles Retail Corridor



DEMOGRAPHICS



POPULATION

| | |
|---------|---------|
| 1 Mile: | 8,020 |
| 3 Mile: | 64,174 |
| 5 Mile: | 147,024 |



EMPLOYEES

| | |
|---------|--------|
| 1 Mile: | 1,459 |
| 3 Mile: | 15,501 |
| 5 Mile: | 42,368 |



AVG. HH INCOME

| | |
|---------|-----------|
| 1 Mile: | \$163,859 |
| 3 Mile: | \$174,373 |
| 5 Mile: | \$163,996 |



HOUSEHOLDS

| | |
|---------|--------|
| 1 Mile: | 3,310 |
| 3 Mile: | 25,253 |
| 5 Mile: | 60,111 |



TRAFFIC COUNTS

| | |
|-----------------------|------------|
| Bowles e/o Coal Mine: | 21,945 vpd |
| C-470 s/o Bowles: | 72,540 vpd |

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CROSBIE

REAL ESTATE

GROUP

COAL MINE CENTRE

SEC W Bowles Avenue & S Zang Street
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LEGEND

BLUE
NEW DEVELOPMENT /
UNDER CONSTRUCTION
2,082 Total Units

GREEN
PLANNED RESIDENTIAL
2,141 Total Units

TOTAL
4,223 Planned/New Units



The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

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