

# SILVERSTONE MARKETPLACE

NWC Highway 52 & Colorado Boulevard, Frederick, CO



Lot	Acreage	Availability
5	0.79	Leased
6	1.117	Leased
7	0.679	Available
8	1.052	Available
9	0.956	Available
10	1.308	Available
11	0.759	Leased
12	0.645	Deal Pending
13	0.87	Leased
14	9.734	Available
15	3.148	Available (divisible)
Retail Shops 2	0.763	Leased
Retail Shops 4	1.384	1,200 SF

For more information, contact:

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## PROPERTY OVERVIEW:

- Retail pads & small shop space available
- New Shopping Center Development anchored by King Soopers
- Part of Silverstone master development with **1,850 approved residential units** - 574 units currently under construction
- Close proximity to Frederick High School with 1,455 Students
- High growth trade area with over 39,000 new homes approved or under construction
- Strong traffic counts on Highway 52

## DEVELOPED BY:



## DEVELOPER CONTACT:

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# RETAIL SHOPS FOR LEASE

NWC Highway 52 & Colorado Boulevard, Frederick, CO

Site Plan - Retail Shops 2



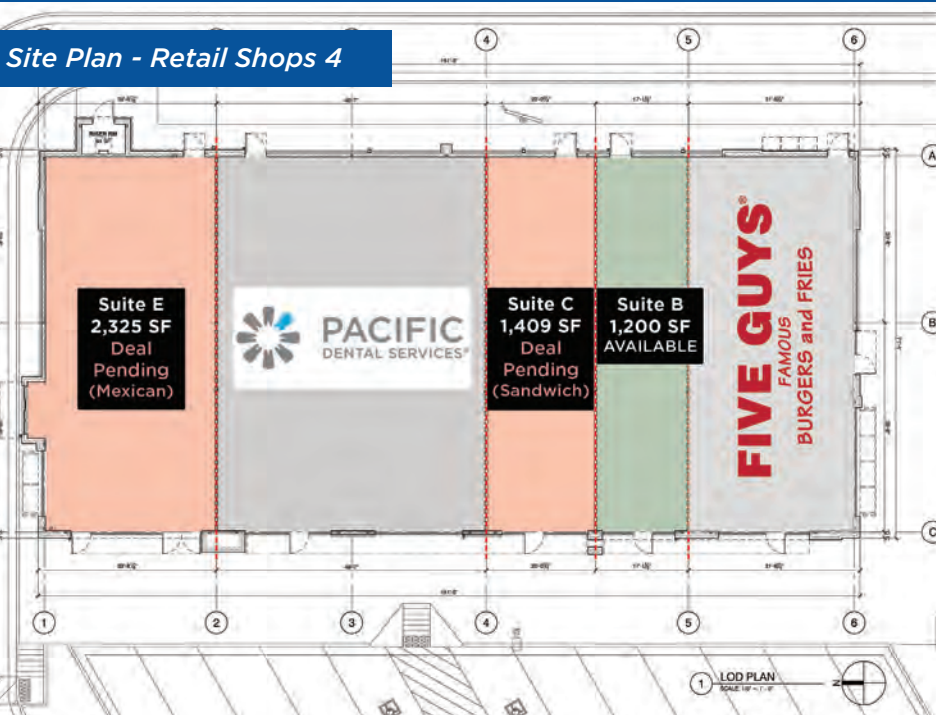
Rendering - Retail Shops 2



## RETAIL SHOPS 2

Suite	Square Footage	Availability
A	2,500	Leased
B	1,034	Leased
C	1,200	Leased
D	1,600	Leased
E	1,502	Leased
F	1,314	Leased

Site Plan - Retail Shops 4



Rendering - Retail Shops 4



## RETAIL SHOPS 4

Suite	Square Footage	Availability
A	2,200	Leased
B	1,200	Available
C	1,409	Deal Pending
D	3,500	Leased
E	2,325	Deal Pending





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## DEMOGRAPHICS

### POPULATION



1 Mile:	6,602
3 Mile:	19,162
5 Mile:	37,191

### DAYTIME POPULATION



1 Mile:	1,433
3 Mile:	10,580
5 Mile:	18,778

### AVG. HH INCOME



1 Mile:	\$98,014
3 Mile:	\$104,317
5 Mile:	\$107,345

### HOUSEHOLDS



1 Mile:	2,464
3 Mile:	6,717
5 Mile:	12,731

### TRAFFIC COUNTS



Hwy 52 e/o I-25:	24,427 vpd
Colorado n/o Hwy 52:	9,276 vpd



### Development Summary

	Single Family Homes
	Paired Homes
	Townhomes & Patio homes
	Commercial/Retail
	Mixed Use

**SITE**

**CROSBIE**  
REAL ESTATE  
GROUP



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## Disclosure Agreement