

# INTERSTATE PADS AVAILABLE

SWC I-76 & Highway 2, Lochbuie, Colorado



## DEMOGRAPHICS



### POPULATION

1 Mile:	5,368
3 Mile:	21,631
5 Mile:	42,314



### EMPLOYEES

1 Mile:	233
3 Mile:	3,081
5 Mile:	9,305



### AVG. HH INCOME

1 Mile:	\$110,126
3 Mile:	\$132,919
5 Mile:	\$129,773



### HOUSEHOLDS

1 Mile:	1,802
3 Mile:	7,219
5 Mile:	14,239



### TRAFFIC COUNTS

On I-76 at Hwy 2:	37,996 vpd
On Hwy 2 w/o I-76:	8,455 vpd

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## PROPERTY OVERVIEW:

- Rare interstate pad site & development opportunity
- 1 AC - 40 AC available with excellent exposure
- 14.2% within 3 miles of site projected population growth in the next 5 years (source: sitieseer)
- New development in an underserved trade area





## SWC I-76 &amp; Highway 2, Lochbuie, Colorado

## 3,729 New Units Planned



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