INTERSTATE PADS AVAILABLE

SWC I-76 & Highway 2, Lochbuie, Colorado



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: siteseer)
- New development in an underserved trade area

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**

For more information, contact:

Rich Hobbs

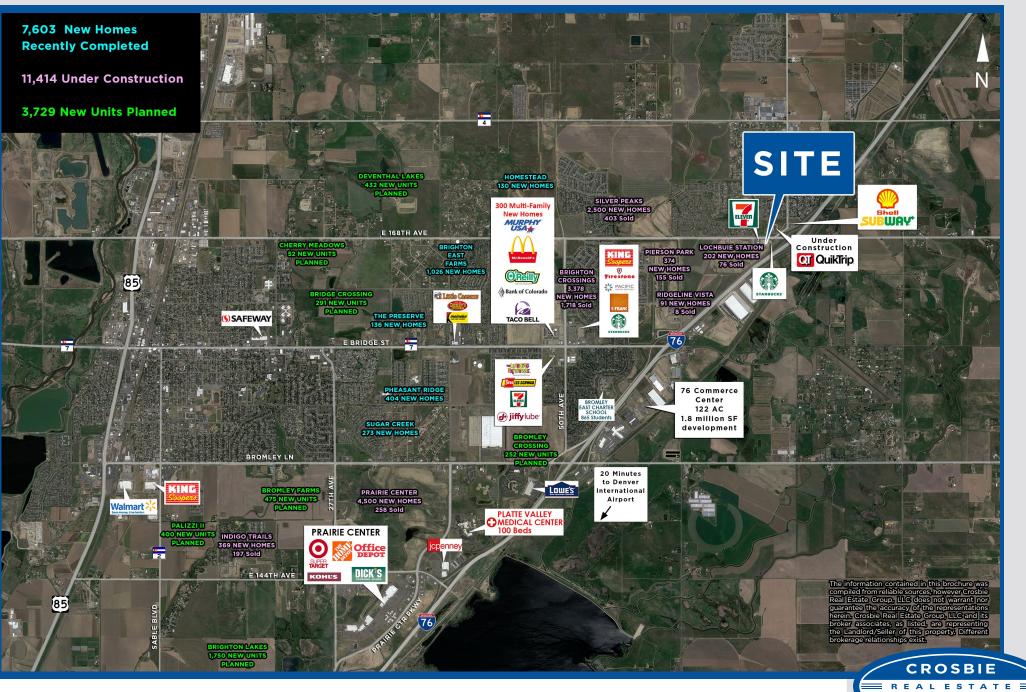
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