GREEN GABLES PAD SITES

SEC Evans Ave & Wadsworth Blvd



PROPERTY OVERVIEW:

- 0.74 1.48 AC
 Rare urban infill
 pad site available
- Ideal for Sit-down Restaurants, QSRs, Daycare, or MOB
- Close proximity to Jewell & Wadsworth
- Located along Wadsworth Blvd with high visibility and traffic counts
- Unincorporated
 Jefferson County

Scott Crosbie 303-881-2211 scrosbie@creginc.com

Forrest Hunt 303-597-6500 fhunt@creginc.com



DEMOGRAPHICS









AVG. DAILY TRAFFIC
On Wadsworth south of Jewell 48,242 VPD
On Jewell east of Wadsworth 20,541 VPD

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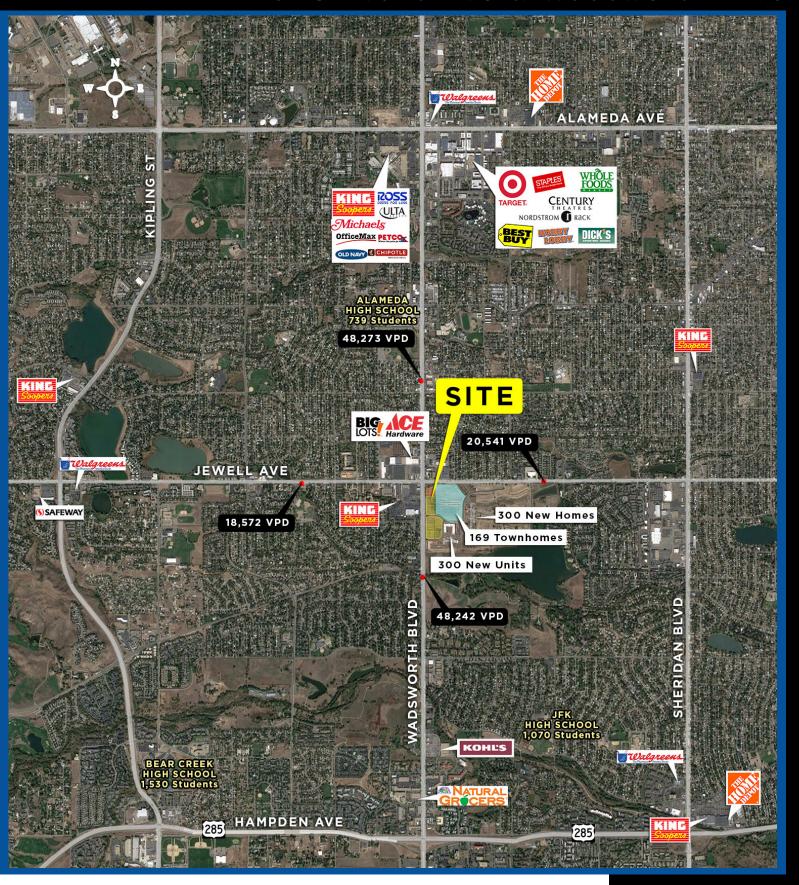
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