

# I-76 & FEDERAL PAD SITE

5595 Federal Boulevard, Denver, CO



## DEMOGRAPHICS

### POPULATION



1 Mile:	3 Mile:	5 Mile:
10,770	131,523	425,269

### DAYTIME POPULATION



1 Mile:	3 Mile:	5 Mile:
3,337	65,786	305,331

### HOUSEHOLDS



1 Mile:	3 Mile:	5 Mile:
3,865	53,796	187,144

### AVG. HH INCOME



1 Mile:	3 Mile:	5 Mile:
\$109,676	\$135,984	\$119,886

### AVG. DAILY TRAFFIC



On Federal Blvd south of I-76	32,685 VPD
On I-76 west of Federal Blvd	88,408 VPD

## PROPERTY OVERVIEW:

- New pad site available at high traffic I-76 & Federal Blvd
- Approximately 0.6 AC available with opportunity up to 3,000 SF for drive-thru building
- Gateway to Berkley neighborhoods and Chaffee Park industrial development
- Exciting redevelopment opportunity with great visibility
- Join newly opened Maverik at this intersection

For more information, contact:

**Mike DePalma**

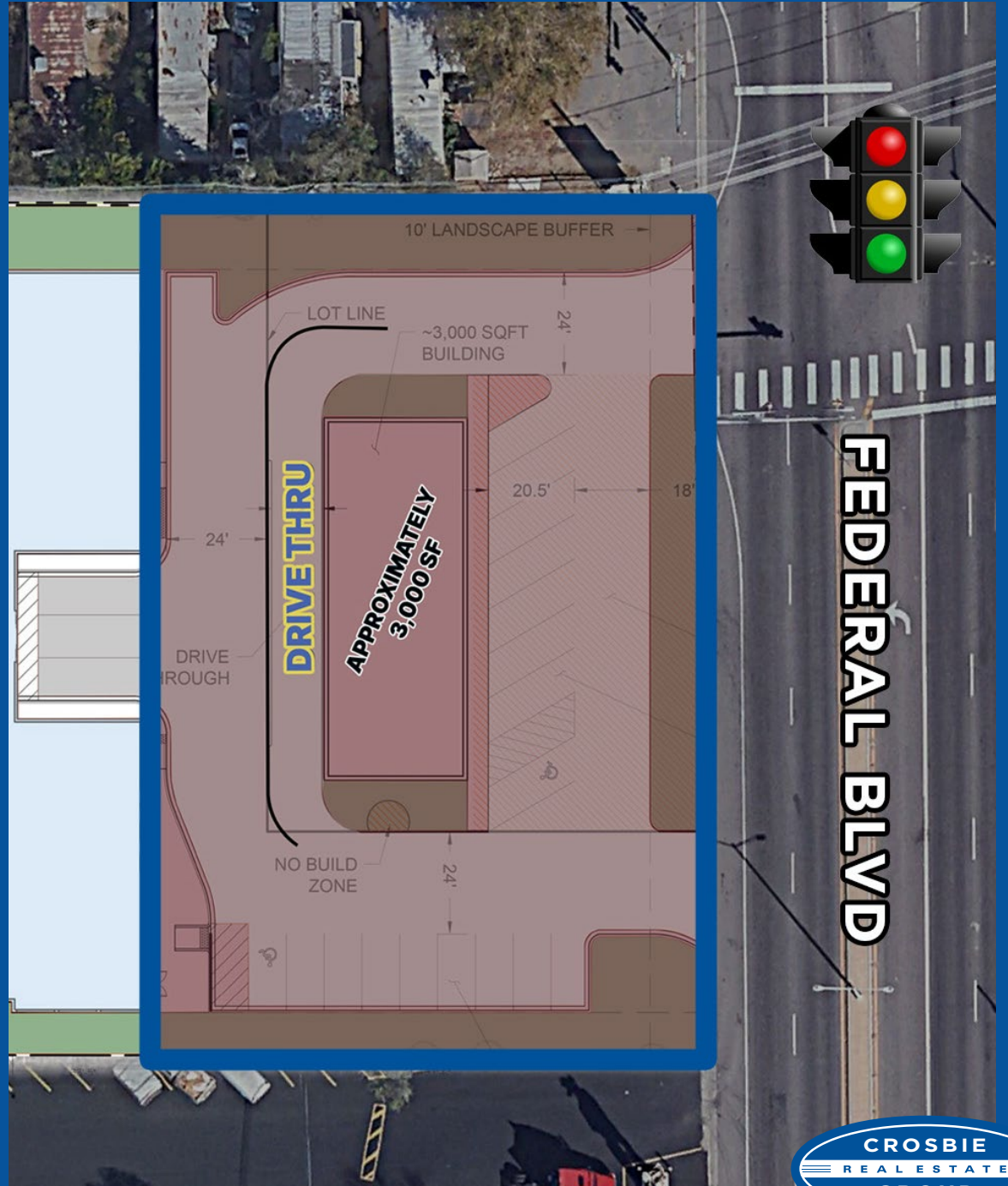
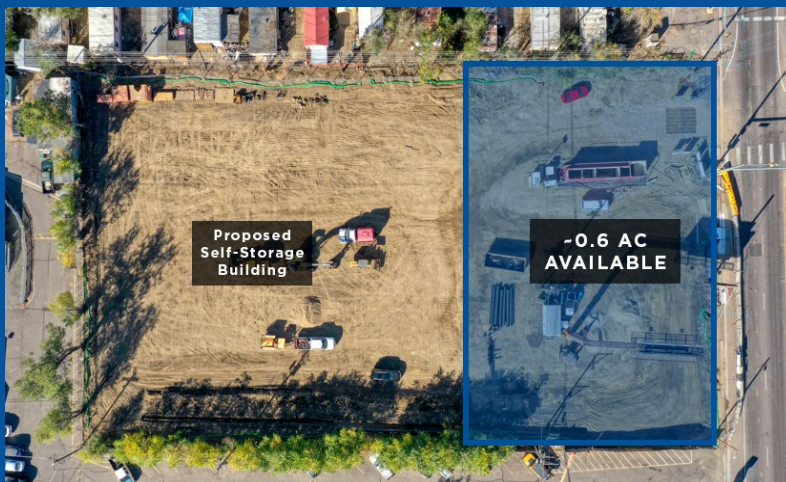
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