# FOR LEASE OR SALE

## Baseline Road & Highway 287, Lafayette, Colorado

CONTACT

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CROSBIE REAL ESTATE GROUP

## PROPERTY OVERVIEW

- 1.437 acre site for sale or for lease
- High visibility along Highway 287 with over 45,000 vehicles per day
- Fantastic opportunity for drive-thru restaurant, service retail, and other uses per PUD zoning

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## DEMOGRAPHICS

### POPULATION

| | |
|---|---|
| 1 Mile: | 11,507 |
| 3 Mile: | 51,713 |
| 5 Mile: | 122,275 |

### AVG. HH INCOME

| | |
|---|---|
| 1 Mile: | $162,906 |
| 3 Mile: | $178,899 |
| 5 Mile: | $190,483 |

### TRAFFIC COUNTS

| | |
|---|---|
| Hwy 287 s/o Baseline Rd: | 39,810 vpd |
| Baseline Rd e/o Hwy 287: | 17,387 vpd |

### EMPLOYEES

| | |
|---|---|
| 1 Mile: | 3,674 |
| 3 Mile: | 21,309 |
| 5 Mile: | 42,961 |

### HOUSEHOLDS

| | |
|---|---|
| 1 Mile: | 4,783 |
| 3 Mile: | 20,881 |
| 5 Mile: | 47,777 |

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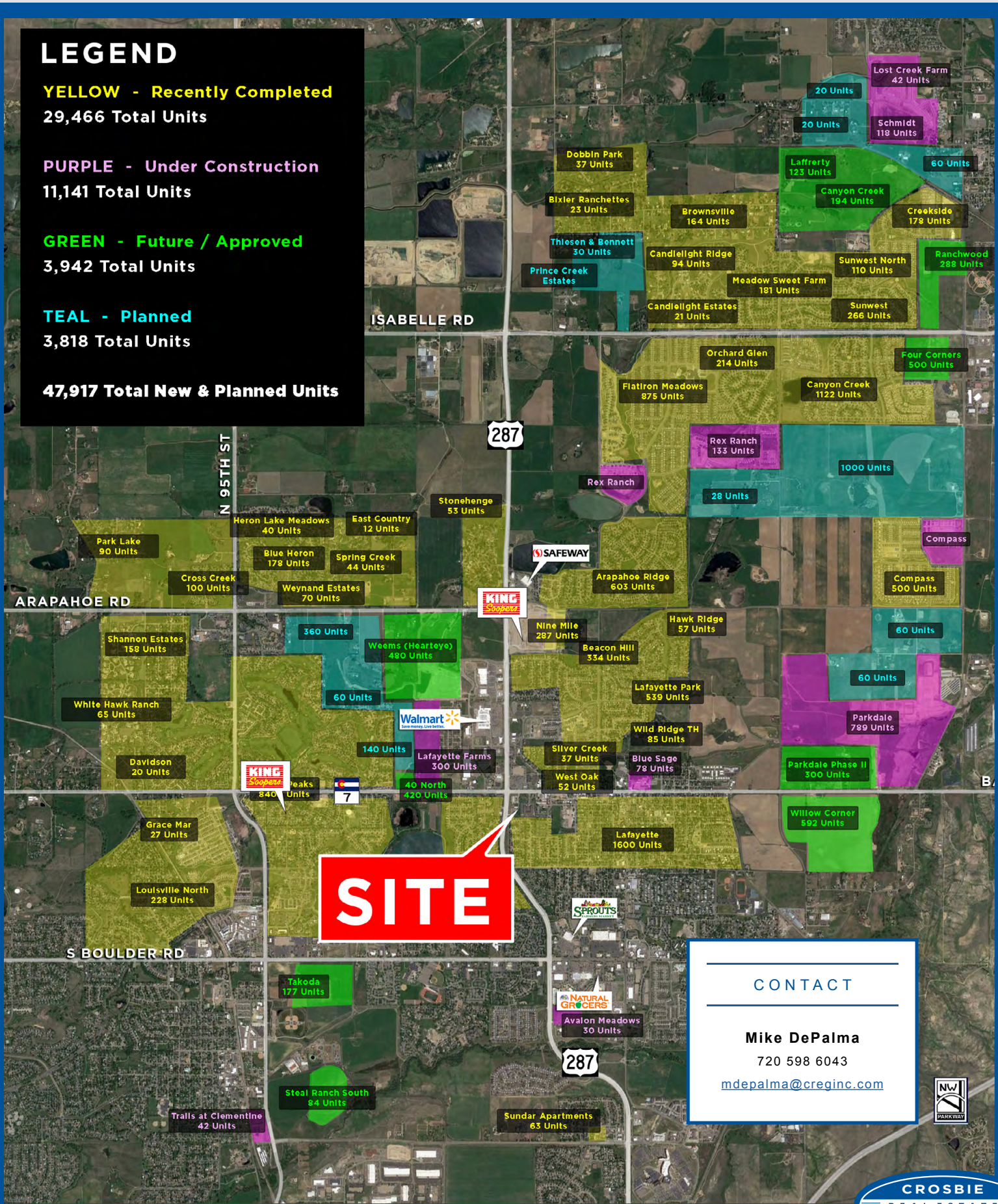



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