

# Super Wal-Mart Anchored Space For Lease

7595 W Colfax Avenue, Lakewood, Colorado



## DEMOGRAPHICS

### POPULATION



1 Mile:	17,415
3 Mile:	141,785
5 Mile:	397,409

### DAYTIME POPULATION



1 Mile:	6,591
3 Mile:	52,025
5 Mile:	285,109

### AVG. HH INCOME



1 Mile:	\$100,292
3 Mile:	\$122,090
5 Mile:	\$127,058

### HOUSEHOLDS



1 Mile:	8,115
3 Mile:	63,842
5 Mile:	179,835

### TRAFFIC COUNTS



Colfax east of Wads :	26,828 vpd
Wads north of Colfax :	50,409 vpd

## PROPERTY OVERVIEW

- **Building Size:** 4,892 SF
- **Land Size:** 1.05 AC
- Hard corner location
- High visibility and strong traffic counts
- Proven trade area

## CONTACT

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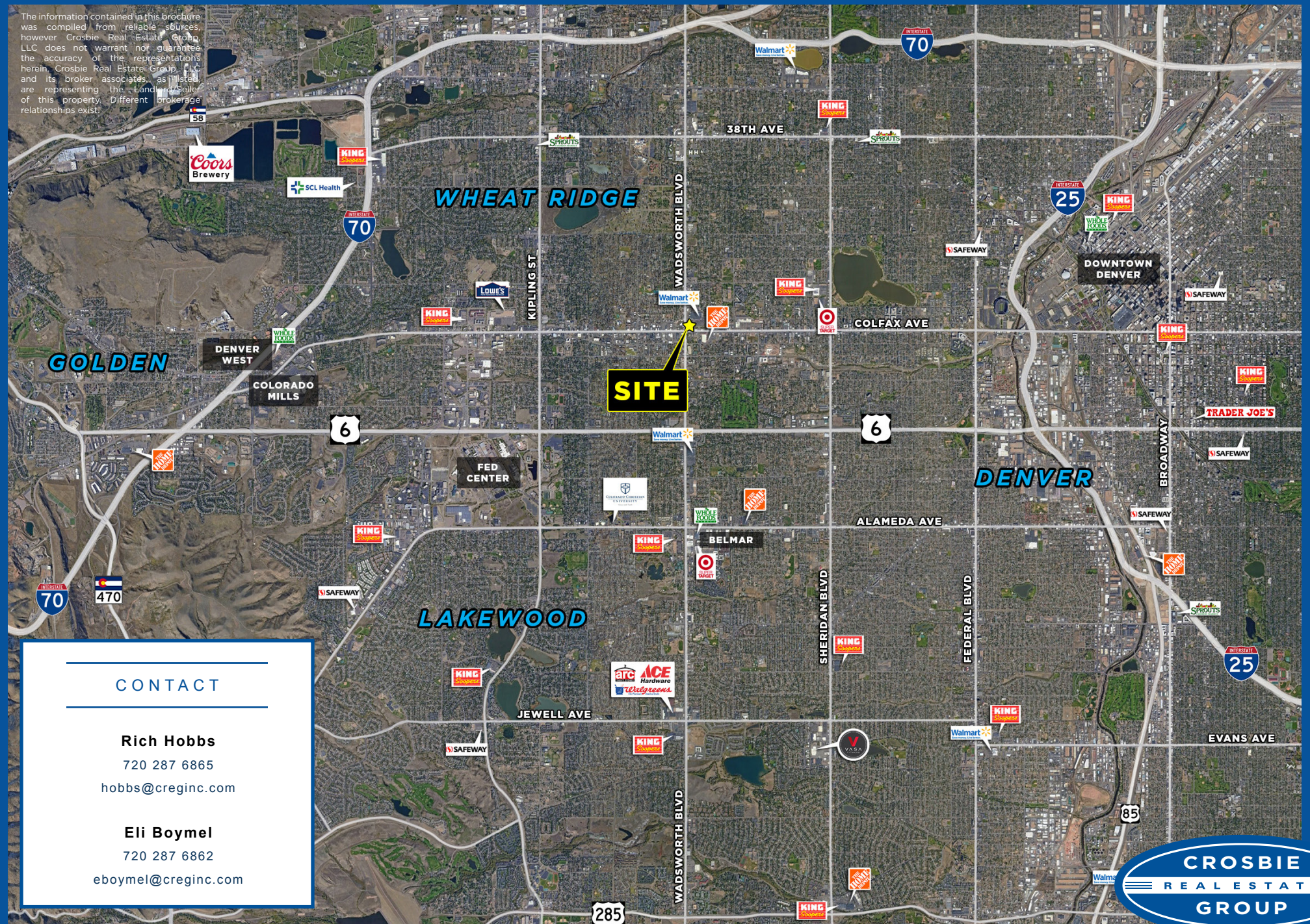




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