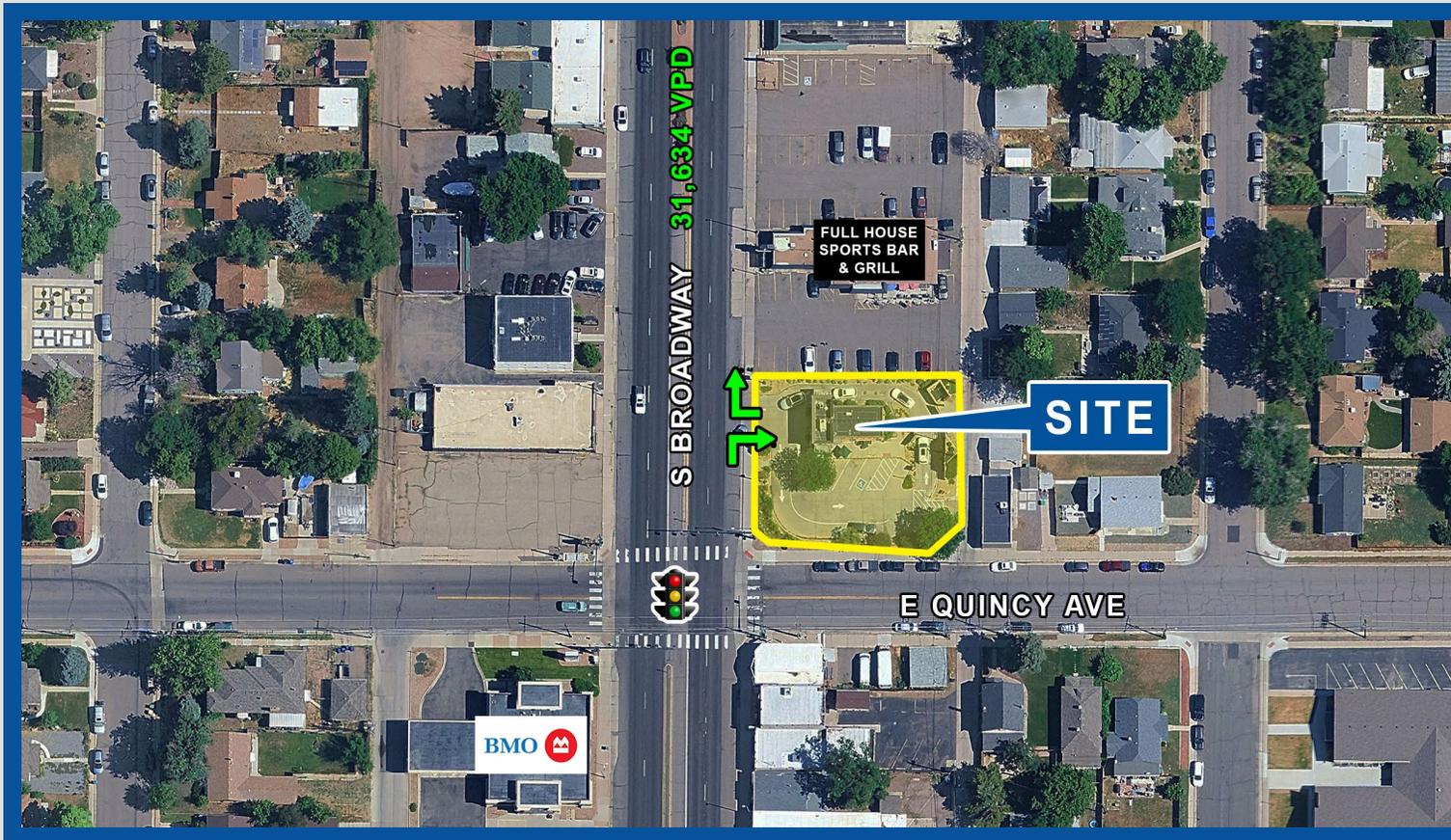


FREE STANDING BUILDING WITH DRIVE THRU FOR LEASE

4298 S Broadway, Englewood, Colorado



DEMOGRAPHICS

POPULATION



1 Mile:	15,399
3 Mile:	107,623
5 Mile:	330,042

DAYTIME POPULATION



1 Mile:	6,145
3 Mile:	63,221
5 Mile:	194,308

AVG. HH INCOME



1 Mile:	\$128,138
3 Mile:	\$147,619
5 Mile:	\$155,456

HOUSEHOLDS



1 Mile:	7,473
3 Mile:	48,032
5 Mile:	143,881

TRAFFIC COUNTS



S Broadway north of Quincy:
31,634 vpd

CONTACT

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PROPERTY OVERVIEW

- **Building Size:** Approximately 900 SF
- **Land Size:** Approximately 12,500 SF
- **Lease Price:** \$5,500/month NNN
- **Real Estate Taxes:** \$16,758.26
- **Year of Construction:** 2007

HIGHLIGHTS

- Excellent free standing building with drive thru
- Convenient access and visibility from Broadway
- Available pole sign on Broadway



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