

DRIVE-THRU RESTAURANT FOR SUBLEASE

1519 W Eisenhower Boulevard, Loveland, Colorado



DEMOGRAPHICS

POPULATION



1 Mile:	7,701
3 Mile:	66,860
5 Mile:	90,542

EMPLOYEES



1 Mile:	3,215
3 Mile:	24,371
5 Mile:	30,004

AVG. HH INCOME



1 Mile:	\$95,347
3 Mile:	\$107,116
5 Mile:	\$116,489

HOUSEHOLDS



1 Mile:	3,462
3 Mile:	28,678
5 Mile:	38,674

TRAFFIC COUNTS



Hwy 34 w/o Taft:	27,829 vpd
Taft n/o Hwy 34:	14,190 vpd

Scott Crosbie

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Forrest Hunt

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PROPERTY OVERVIEW

- **Building Size:** Approximately 3,200 SF with drive-thru
- Grocery anchored
- Recent parking lot upgrades
- Term ends 6/30/2031 - Ask Broker about Longer Term

CROSBIE

REAL ESTATE

GROUP

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LAKE
LOVELAND

SITE



34

W EISENHOWER BLVD 27,829 vpd

N TAFT AVE 14,190 vpd

34



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