HIGHWAY 287 & BASELINE PAD SITE

325 Crossing Drive, Lafayette, Colorado

Rhonda Coy

720 287 6866

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Scott Steputis

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PROPERTY OVERVIEW:

- 0.73 AC (31,799 SF) lot available
- Strong demographics - 123,000+ residents within 5 miles
- High growth trade area
- Strong traffic counts on both Highway 287 and Baseline Road

ADJACENT TENANTS:

VASA FITNESS · Huntington · Walgreens · McDonald's · CW Colorado Wok · Jimano's Pizzeria

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CROSBIE REAL ESTATE GROUP

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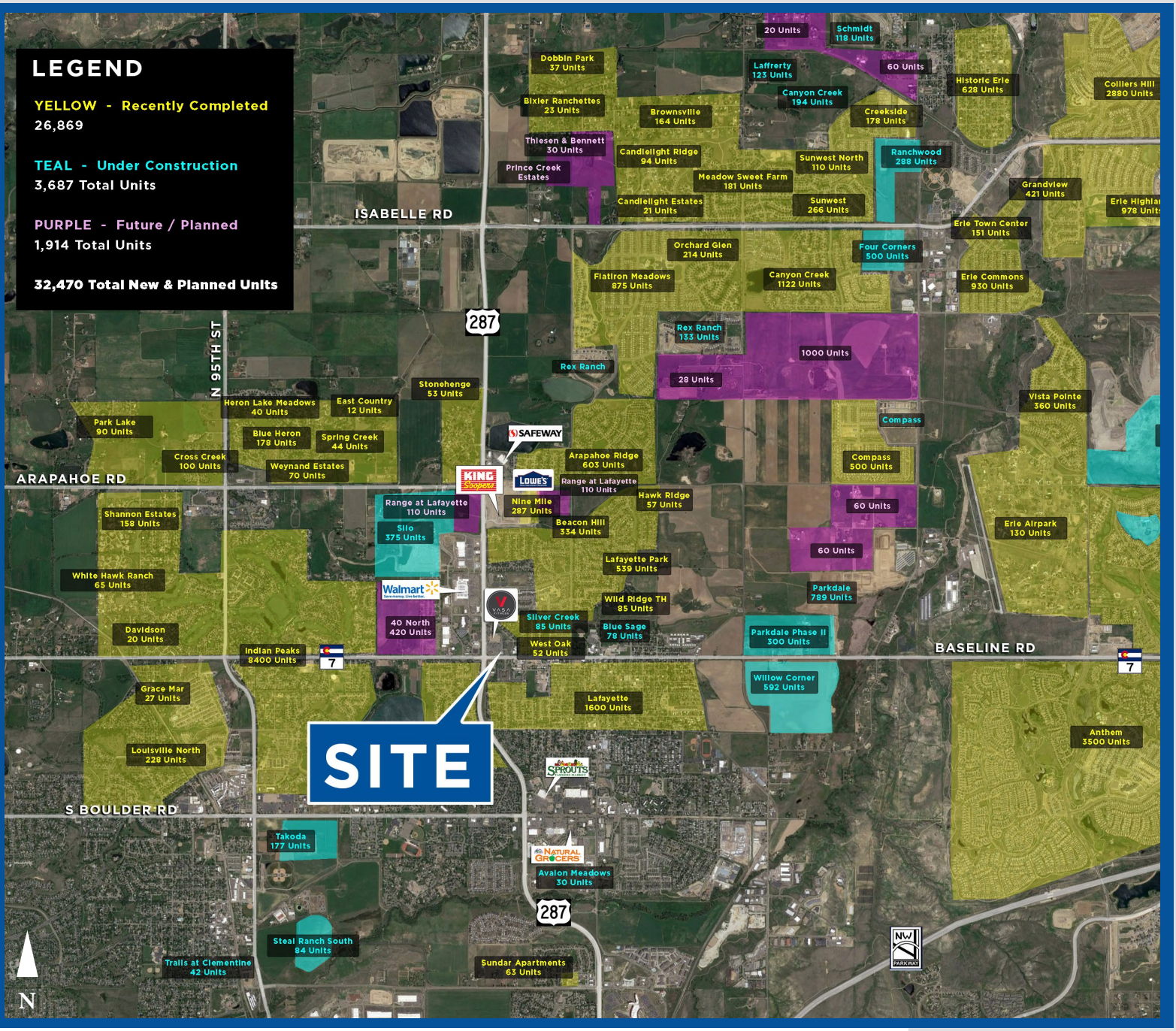

DEMOGRAPHICS

POPULATION

1 Mile:	11,116
3 Mile:	53,471
5 Mile:	123,214

EMPLOYEES

1 Mile:	3,995
3 Mile:	24,520
5 Mile:	43,863

AVG. HH INCOME

1 Mile:	$167,581
3 Mile:	$183,754
5 Mile:	$200,202

HOUSEHOLDS

1 Mile:	4,783
3 Mile:	21,947
5 Mile:	48,683

TRAFFIC COUNTS

On Hwy 287 at Baseline Rd:	39,986 vpd
On Baseline east of Hwy 287:	24,115 vpd

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