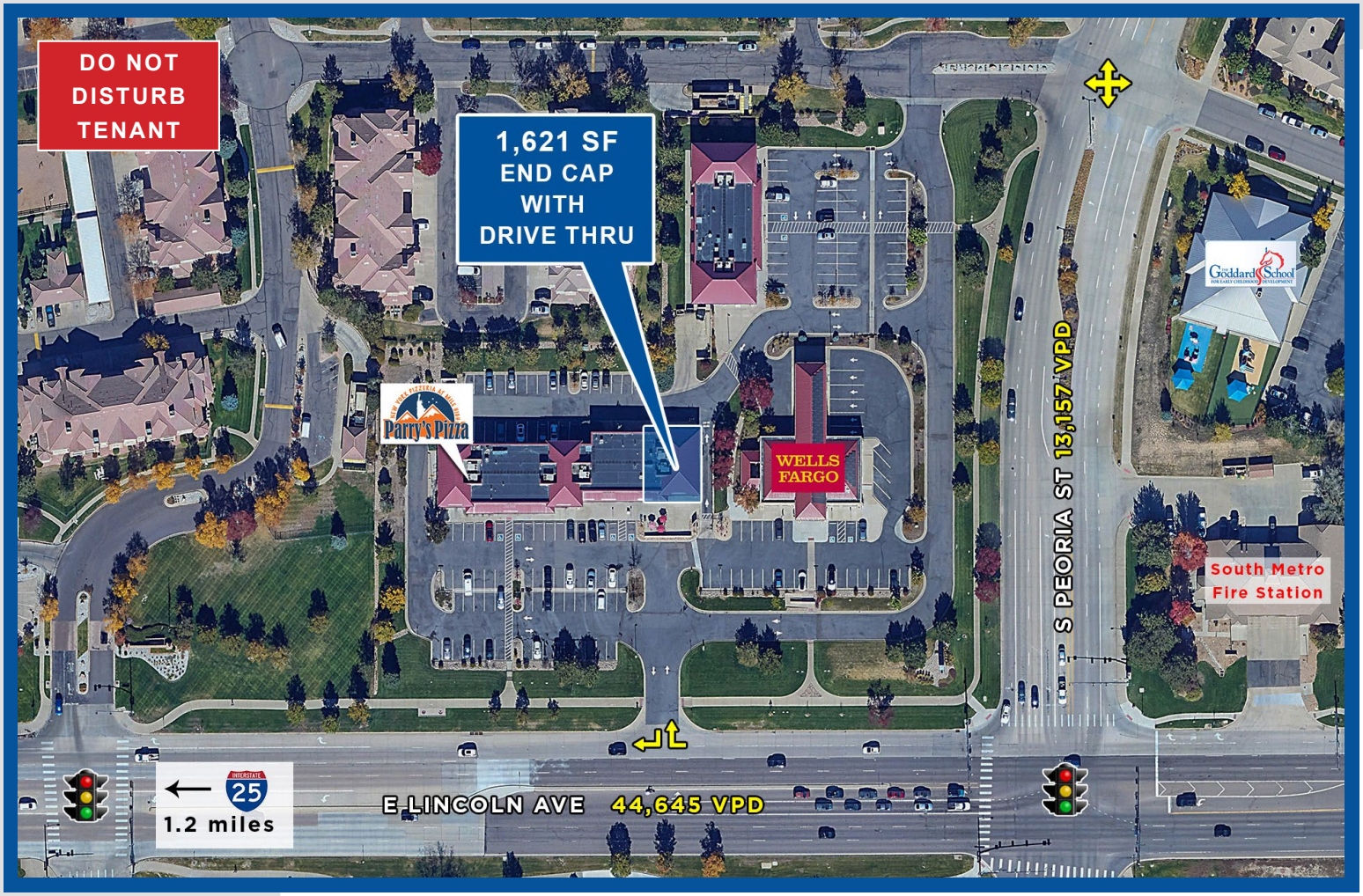
LINCOLN CENTER

NWC Lincoln Avenue & S. Peoria Street, Englewood, CO



DEMOGRAPHICS

POPULATION

1 Mile:	5,384
3 Mile:	60,923
5 Mile:	171,665

DAYTIME POPULATION

1 Mile:	7,164
3 Mile:	61,410
5 Mile:	145,550

AVG. HH INCOME

1 Mile:	$132,154
3 Mile:	$174,947
5 Mile:	$179,140

HOUSEHOLDS

1 Mile:	2,669
3 Mile:	25,853
5 Mile:	70,266

TRAFFIC COUNTS

Lincoln w/o Peoria:	44,645 vpd
Peoria n/o Lincoln:	13,157 vpd

PROPERTY OVERVIEW

- **Available:** 1,621 SF end cap with drive-thru
- Call Listing Agent for pricing & terms
- High growth trade area
- Located adjacent to Meridian Business Center
- Close proximity to I-25



Rich Otterstetter

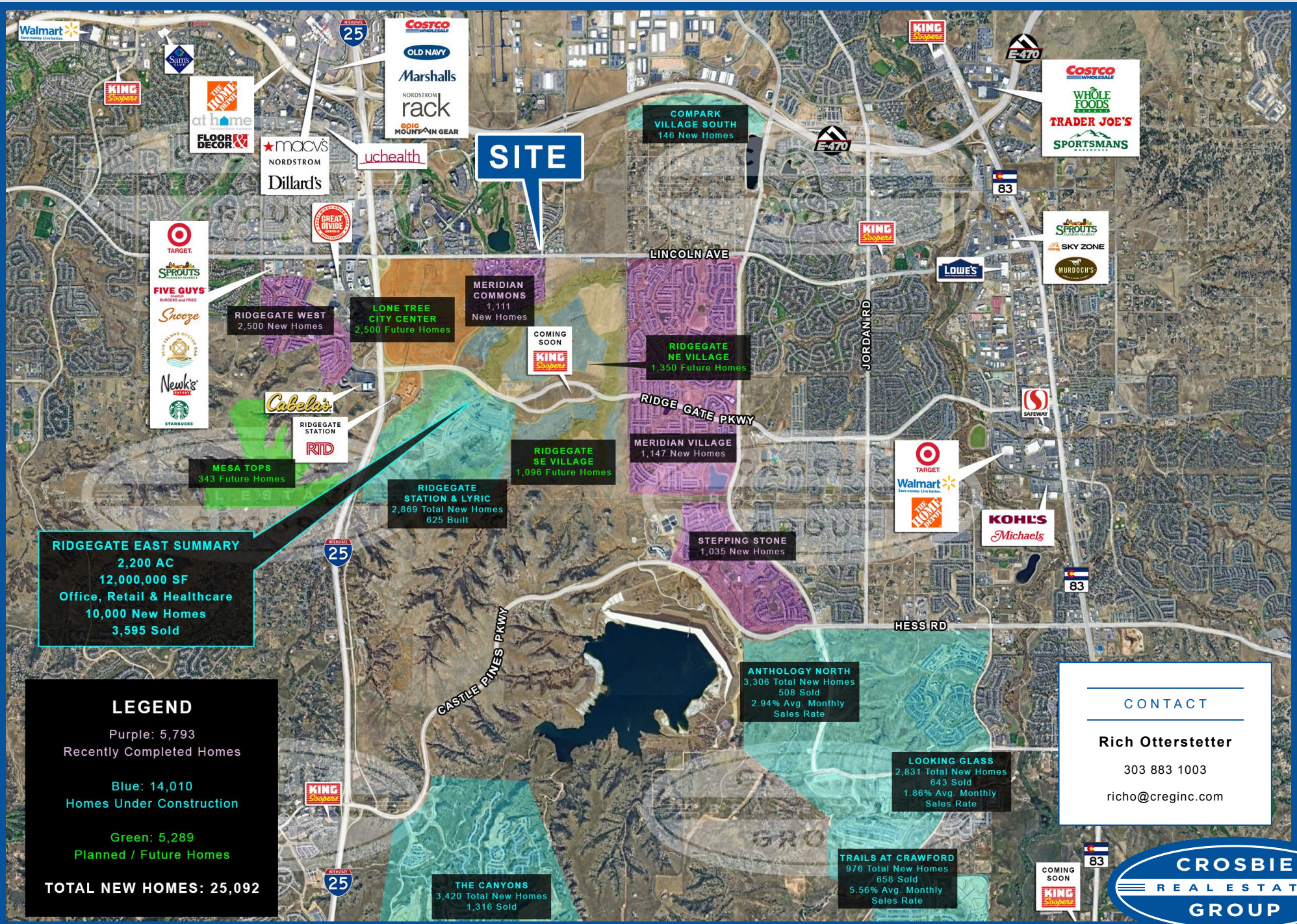
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CROSBIE REAL ESTATE GROUP

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