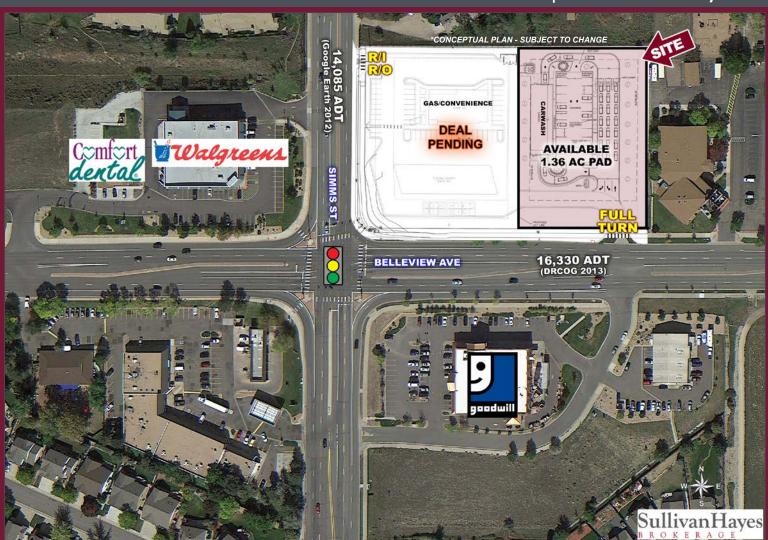
New Retail Opportunity - Pad Available

NEC BELLEVIEW AVENUE & SIMMS STREET | LITTLETON, CO



INFORMATION

- Pad available: 1.36 acre
- · New retail opportunity within an affluent trade area with over \$90,000 per household income
- Close proximity to both C470 and Highway 285
- Limited competition

DEMOGRAPHICS

	1 WILE	3 MILE	5 WILE
Est. Population	17,128	81,958	200,061
Avg Household Inc	\$103,315	\$95,393	\$101,609
Employees	1,664	18,149	48,027
Businesses	361	2,200	6,266
Source: Applied Coographic Solutions 20	16		

TRAFFICCOUNTS

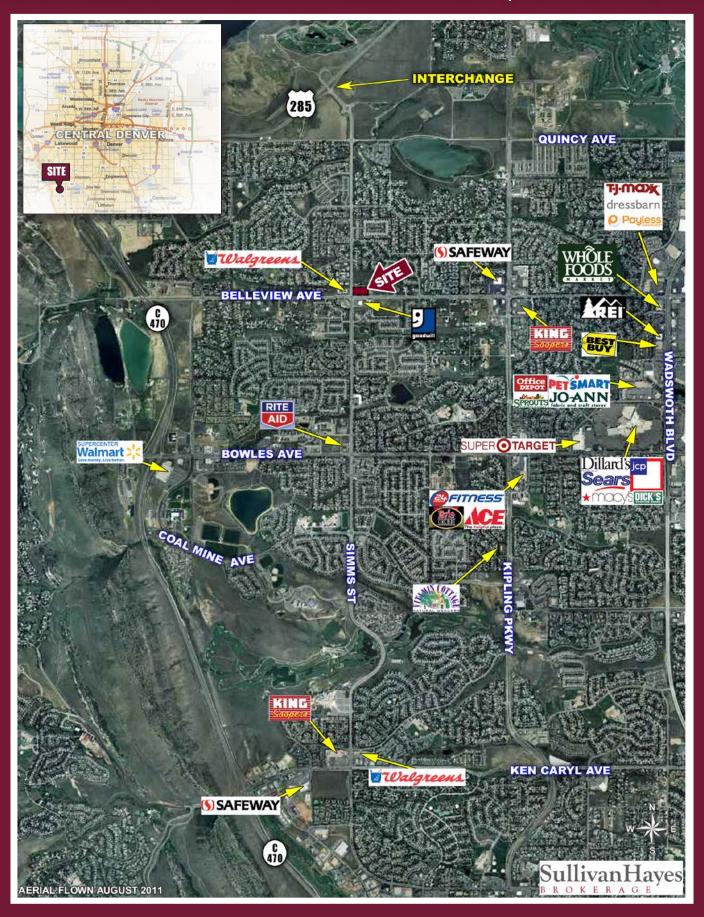
On Simms Street north of Belleview Avenue	14,085 cars/day²
On Simms Street south of Belleview Avenue	17,888 cars/day ¹
On Belleview Avenue east of Simms Street	16,330 cars/day
On Belleview Avenue west of Simms Street	10,900 cars/day
Source: DRCOG 2013, ¹2014; ²Google Earth 2012	

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