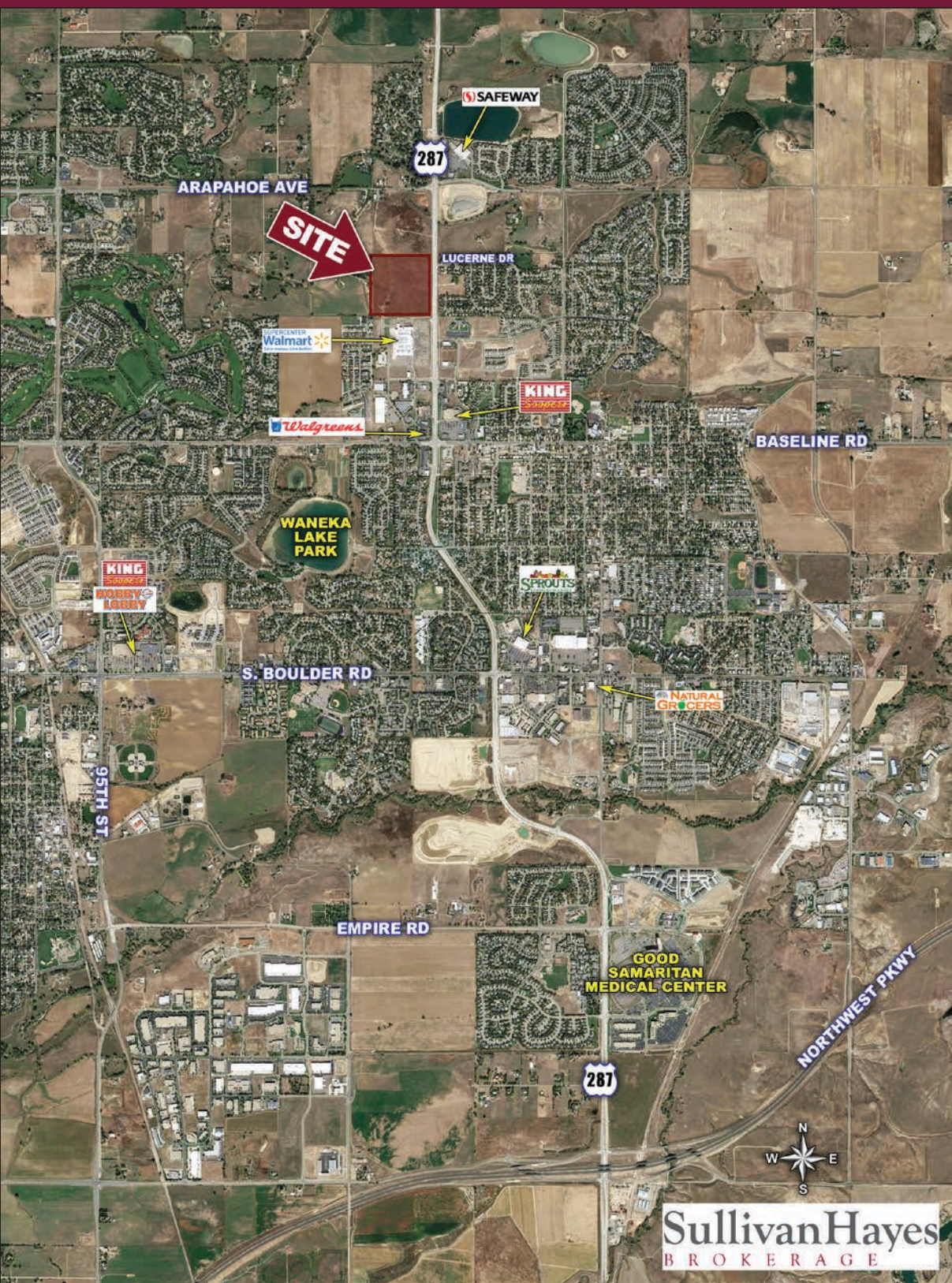


LAFAYETTE PROMENADE PADS & SHOPS AVAILABLE

SWC HIGHWAY 287 & LUCERNE DRIVE | LAFAYETTE, CO 80112

SWC HIGHWAY 287 & LUCERNE DRIVE | LAFAYETTE, CO 80112



5570 DTC Parkway, Suite 100 | Greenwood Village, CO 80111 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

Sullivan Hayes

BROKERAGE

WE ARE RETAIL A MEMBER OF CHAIN LINKS RETAIL ADVISORS AGENCY DISCLOSURE

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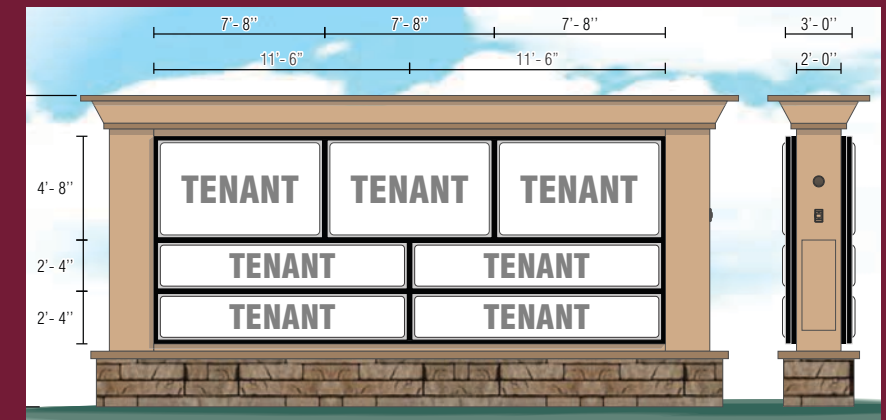


# LAFAYETTE PROMENADE

SWC HIGHWAY 287 & LUCERNE DRIVE  
LAFAYETTE, CO 80112

## INFORMATION

- Pads & shops available in new retail center anchored by 24 Hour Fitness & Tractor Supply, next to Walmart Supercenter
- New traffic signal installed at Highway 287 & Lucerne Dr.
- Cross access into Walmart center
- Monument signage available along Hwy 287



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	6,861	45,457	89,420
Avg Household Inc	\$110,309	\$101,828	\$116,660
Employees	1,630	15,824	32,546
Businesses	248	2,119	3,725

Source: Applied Geographic Solutions 2016

## TRAFFIC COUNTS

On Baseline Rd east of Hwy 287	18,000 cars/day
On Highway 287 south of Arapahoe Ave	33,000 cars/day
On Highway 287 north of S Boulder Rd	36,000 cars/day

Source: CDOT 2016