

# CONIFER TOWN CENTER

Hwy 285 & Conifer Town Centre Drive, Conifer, CO



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## PROPERTY OVERVIEW:

- ◇ Pads for lease or sale in front of Safeway Shopping Center
- ◇ 2,500 SF - 6,020 SF finished restaurant space available

## FEATURES:

- ◇ High income area
- ◇ 2.5 Million visitors per year to South Platte Ranger District
- ◇ Great access and visibility to Highway 285
- ◇ Brand new Natural Grocers - now open

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GROUP

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## DEMOGRAPHICS

### POPULATION

	3 Mile:	5 Mile:	Trade Area:
	5,701	14,894	39,047

### DAYTIME POPULATION

	3 Mile:	5 Mile:	Trade Area:
	2,078	3,464	7,832

### AVG. DAILY TRAFFIC

	Hwy 285 west of Turkey Creek	24,714 VPD
	Hwy 285 east of State Hwy 73	27,429 VPD

### HOUSEHOLDS

	3 Mile:	5 Mile:	Trade Area:
	2,218	5,902	16,470

### AVG. HH INCOME

	3 Mile:	5 Mile:	Trade Area:
	\$117,411	\$113,357	\$100,276

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