# CONIFER TOWN CENTER

Hwy 285 & Conifer Town Centre Drive, Conifer, CO



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# PROPERTY OVERVIEW:

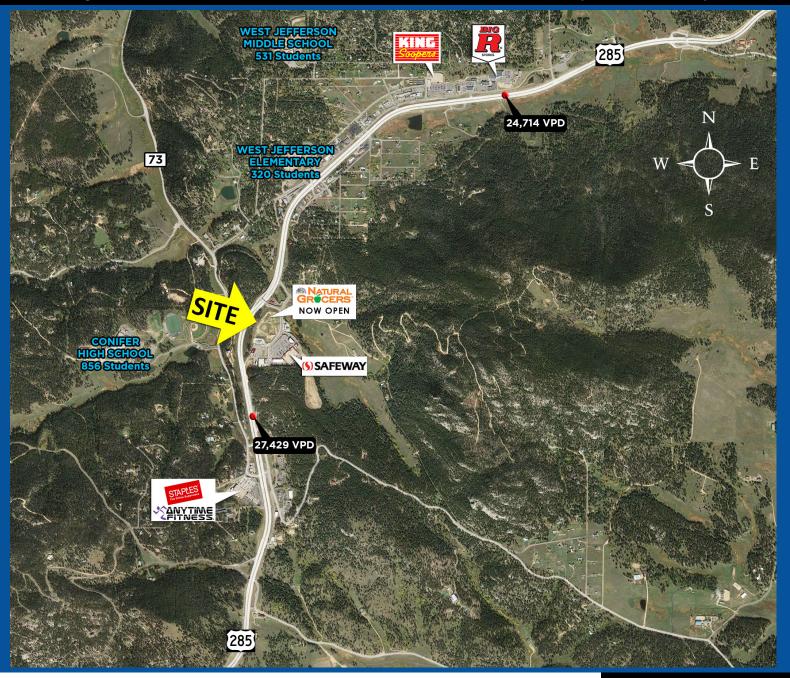
- ♦ Pads for lease or sale in front of Safeway Shopping Center

# **FEATURES:**

- ♦ High income area
- $\Diamond$  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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# **DEMOGRAPHICS**



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

### AVG. HH INCOME Trade Area:

\$117,411 \$113,357 \$100,276

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