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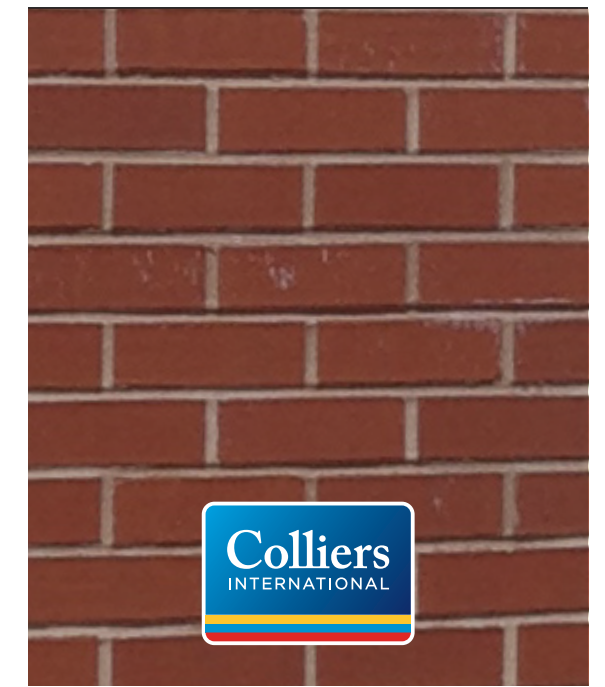
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Drive-thru Opportunity Available



**2671**  
 EAST 120<sup>TH</sup> AVENUE  
 THORNTON, CO 80233





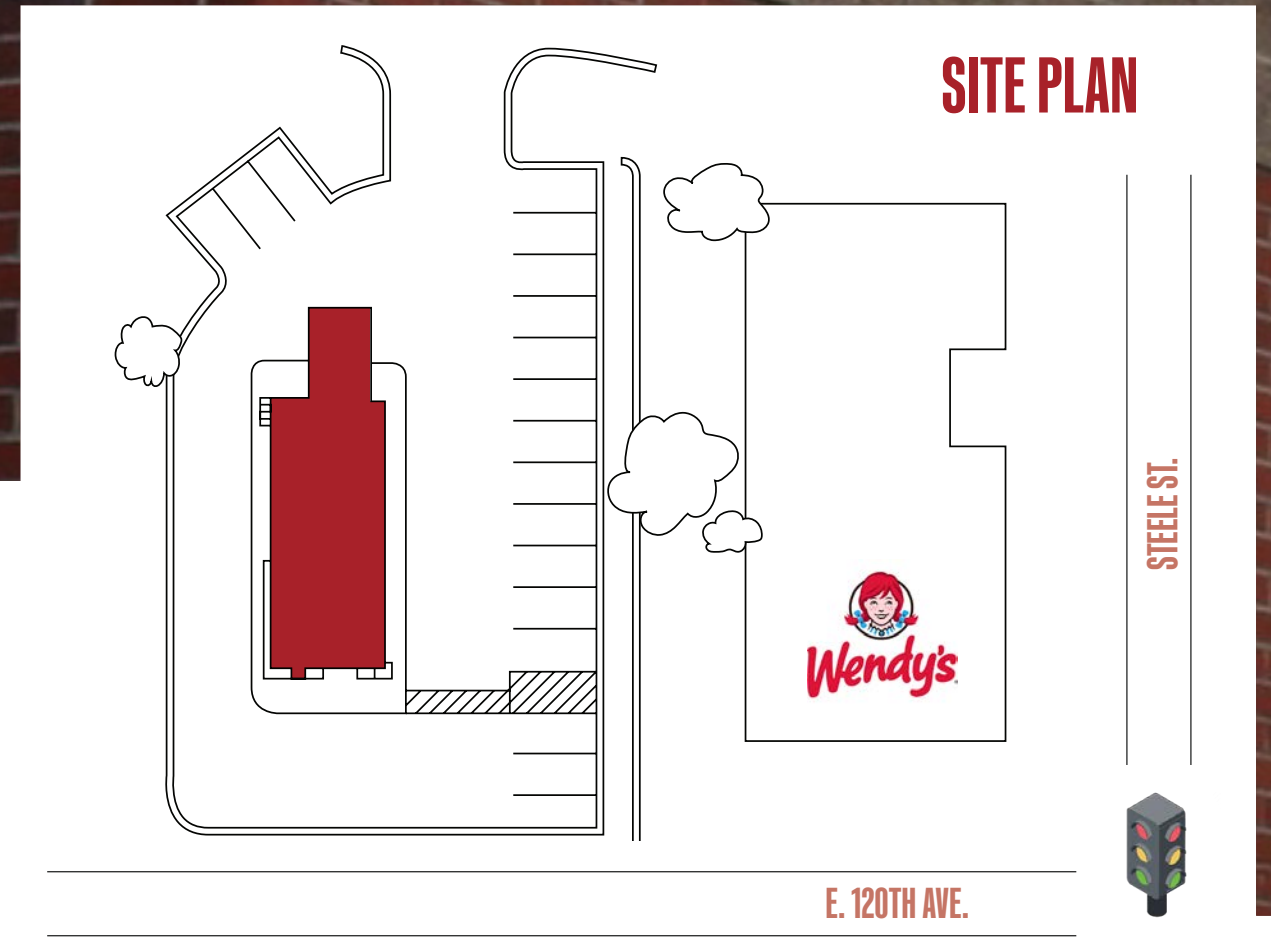
## PROPERTY OVERVIEW

**Total Available:** 1,597 SF  
**Available on:** 10/1/20  
**Lot Size:** 0.47 AC (20,473 SF)  
**Rate:** Contact Broker  
**NNN:** TBD



## HIGHLIGHTS

- Freestanding building with drive-thru available
- Surrounded by high density multifamily developments - over 1,700 units in the immediate area
- Restaurant infrastructure already in place
- Growing population - a 33% increase since 2000
- Over \$80k average household incomes in a 1-mile radius
- Direct visibility to 120th Ave. with over 42k VPD






## 2019 DEMOGRAPHICS

### TRAFFIC COUNTS

120th Ave. West of Steele St.: 42,433 VPD  
 120th Ave. East of Steele St.: 31,122 VPD

MPSI 2018 Estimates

	1 MILE	3 MILES	5 MILES
 2019 Total Population	17,776	131,979	267,887
 2019 Total Daytime Population	11,166	91,835	190,450
 Average Household Income	\$81,966	\$90,576	\$91,035

ESRI 2019 Estimates