

LAND WITH E-CC-3 ZONING PENDING AVAILABLE ON LEETSDALE DR

5 2 3 1 L E E T S D A L E D R I V E | D E N V E R , C O L O R A D O 8 0 2 4 6



SITE INFORMATION

- 3.98 AC Available
- E-CC-3 zoning pending
- Unique infill Pad opportunity serving Cherry Creek, Glendale and Denver trade areas
- Great visibility to Leetsdale Drive
- Anticipated July 2019 approval

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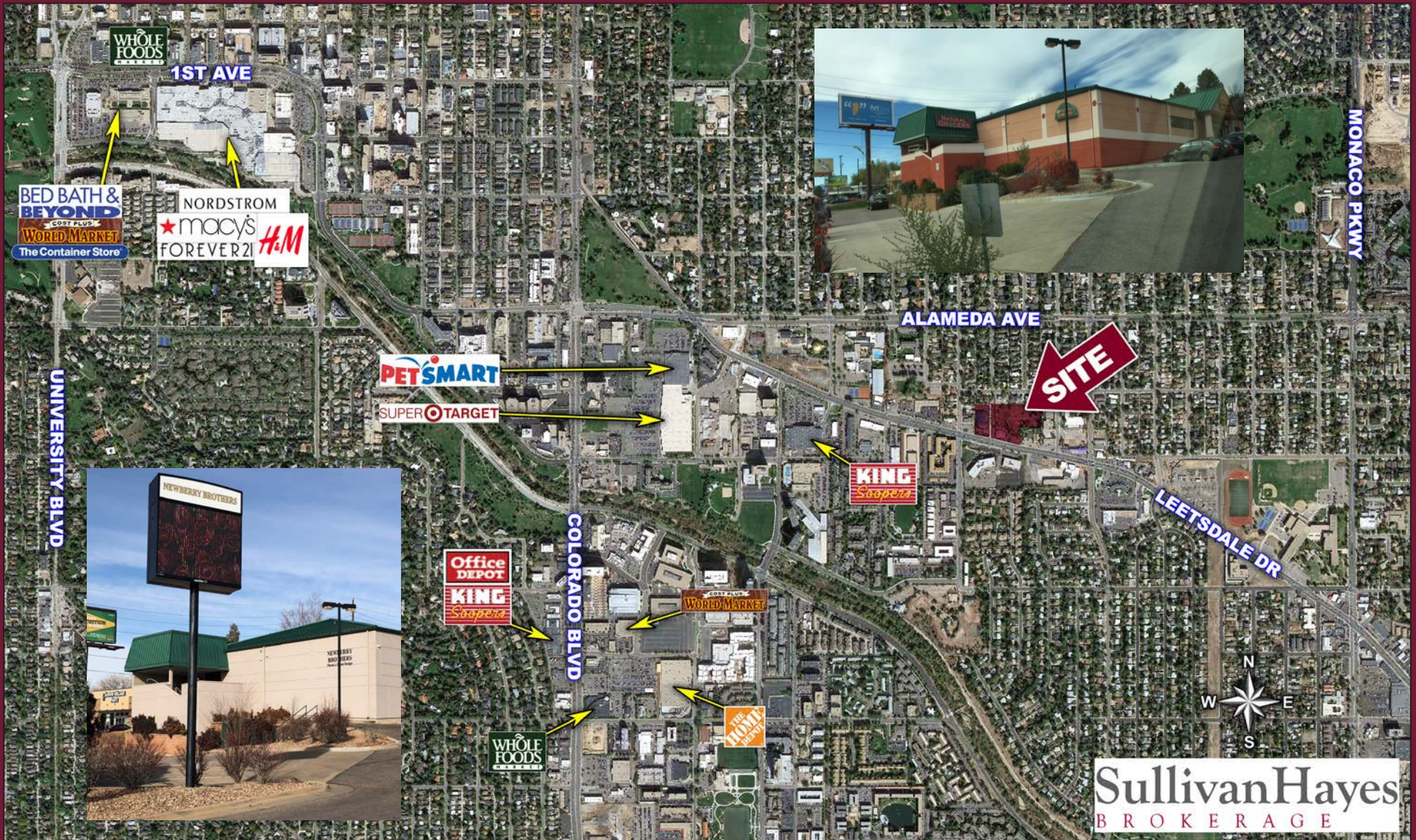
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B R O K E R A G E

we are **RETAIL**
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	22,172	205,980	545,252
Avg HH Income	\$103,375	\$98,693	\$87,368
Employees	17,123	111,473	393,114
Businesses	1,674	12,473	37,054

Source: Applied Geographic Solutions 2017

TRAFFIC COUNTS

On Leetsdale Dr west of Forest St	33,729 cars/day
On Leetsdale Dr east of Forest St	39,492 cars/day
On Forest St south of Alameda Ave	3,339 cars/day

Source: DRCOG 2015

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