

For Sale or For Lease

**Corner Development
Pad Site Available**



12851 Grant Drive

Thornton, Colorado 80241

Property Overview

- 1.12 acre pad site available for sale and for lease
- Utilities are located in the adjacent street
- Permitted uses include drive-thru restaurant, retail, car-wash, and many other commercial uses
- Included in the new Rolling Hills Planned Development
- Property has been recently graded

Location & Area Amenities

- Strong area growth and population
- Close proximity to Interstate 25
- Many active developments in the area

Sale Price: \$317,115 (\$6.50/SF)

Lease Rate: Contact Broker

Property Facts

Lot Size:	1.12 AC (48,787 SF)
Zoning:	PD (Planned Development)
Description:	Commercial, Retail
Taxes (2017):	\$4,936.98
Utilities:	On-site

For more information

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Sandy Feld

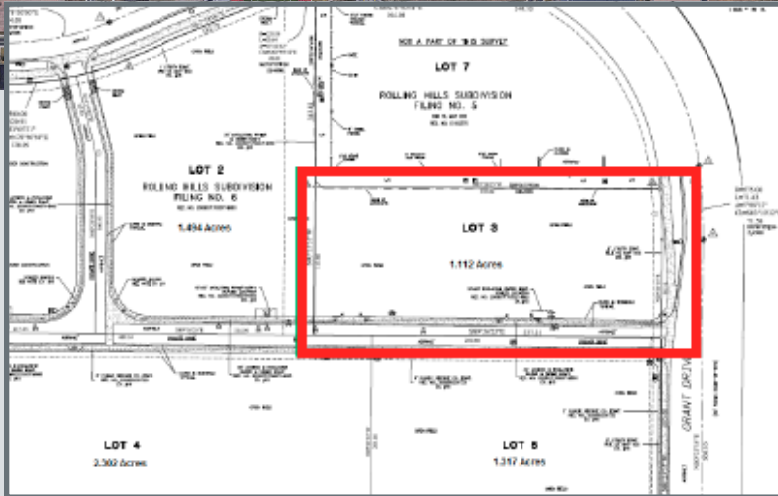
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Traffic Counts

	Vehicles/Day
Grant Drive & 128th Avenue	15,945
Washington Street & 130th Avenue	11,339
128th Avenue & Washington Street	19,895

*Source: CoStar

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Demographics

	1 Mile	3 Mile	5 Mile
Population	8,924	118,618	279,127
Average Household Income	\$93,626	\$102,243	\$103,204
Daytime Employees	5,688	32,889	63,981

*Source: SitesUSA

