

RETAIL AT NWC S. FEDERAL BLVD. & MISSISSIPPI AVE.

1009 - 1011 S. Federal Blvd. , Denver, CO 80219

FOR LEASE



PROPERTY DESCRIPTION

Sought after retail location

PROPERTY HIGHLIGHTS

- Street retail with excellent visibility
- Suitable for Retail or Office
- Many restaurants in the area
- 2,600 SF available with 2 restrooms
- Wide open design
- Lease rate: \$3,800 per month Gross
- Term: 3-5 years with options
- Zoned: E-MX-3
- Ample Parking
- Strong daily traffic counts

OFFERING SUMMARY

| | |
|---------------|---------------------------------|
| Available SF: | 2,600 SF |
| Lease Rate: | \$3,800.00 per month (Gross) |

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|----------|----------|-----------|
| 2021 Total Population | 29,594 | 190,226 | 439,185 |
| Average Household Income | \$63,461 | \$86,194 | \$101,290 |
| Businesses | 641 | 8,698 | 36,351 |
| Employees | 4,029 | 86,584 | 381,602 |

* Demographics and Traffic Counts provided by CoStar

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The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

ANTONOFF
& CO. BROKERAGE INC.

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