



OFFICE INDUSTRIAL RETAIL INVESTMENTS

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South Wadsworth Corner Parcel Available

7590 W. Quincy Ave., Littleton, CO 80123



Located at the signalized corner of S. Wadsworth Blvd. and W. Quincy Ave., this parcel has great visibility and exposure to heavy traffic. The parcel has 32,234± sq. ft. with frontage on Wadsworth Blvd. Costco, Walmart, Burger King and a Urgent Care clinic are just to the West across Wadsworth. The Ridge, a large Senior Living Community is under construction just to the North across Quincy Avenue. Currently zoned M-N-S Residential, but in the process of re-zoning to commercial. The property is subject to a Development Agreement/Public Improvement Agreement and Deed Restrictions.

OFFERED AT: \$425,000

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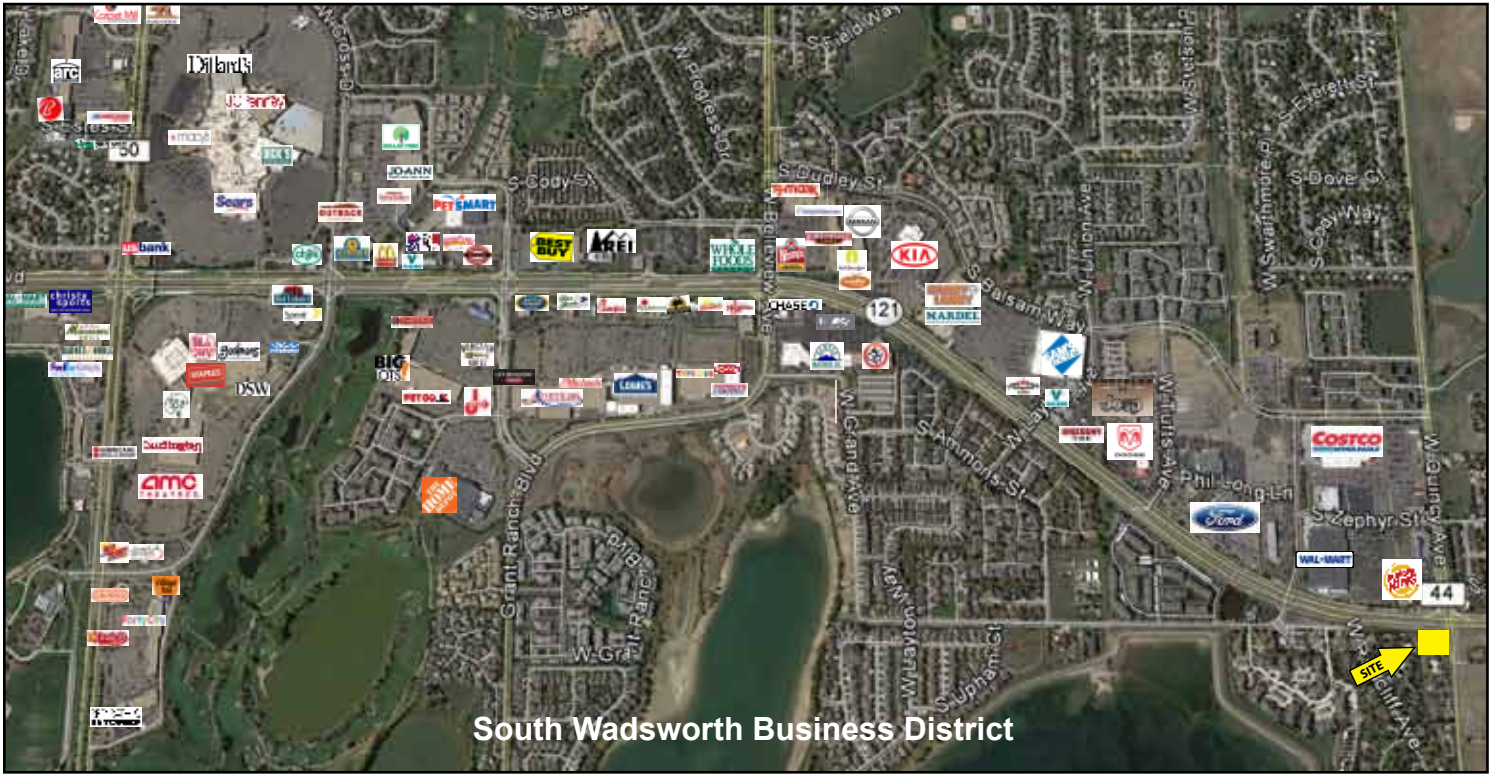
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TRAFFIC COUNTS:

Wadsworth at Quincy:
43,000 vpd

Quincy at Wadsworth:
20,000 vpd

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population:	10,429	110,721	311,901
Households:	4,800	44,935	123,098
Median HH Income:	\$85,125	\$91,165	\$88,596
Median Age:	36.30	38.60	38.10
Businesses:	446	3,544	11,650
Employees:	6,274	30,776	101,064

