

FREE STANDING RETAIL ANCHOR OPPORTUNITY

NWC HWY 285 AND SHERIDAN BOULEVARD



INFORMATION

- 41,179 SF free standing retail building (former Walmart Neighborhood Market)
- Heavily trafficked signalized intersection
- Densely populated under-served trade area
- High volume King Soopers marketplace & Home Depot at the intersection
- Excellent access & visibility
- Building constructed in 2014

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
Est. Population	15,777	59,668	128,100	366,238
Avg Household Inc	\$84,352	\$81,641	\$83,856	\$92,846
Employees	4,473	16,243	45,662	136,810
Businesses	432	1,885	5,095	15,993

Demographics Source: Applied Geographic Solutions 2018

TRAFFIC COUNTS

On Hampden Ave east of Sheridan Blvd	77,000 cars/day
On Hampden Ave west of Sheridan Blvd	68,000 cars/day
On Sheridan Blvd north of Hampden Ave	34,000 cars/day
On Sheridan Blvd south of Hampden Ave	37,000 cars/day

Source: DRCOG 2016

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42,500 SF FREE STANDING RETAIL OPPORTUNITY

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