

SHOP SPACE AVAILABLE ALONG HWY 85 IN BRIGHTON!

825 KUNER ROAD | BRIGHTON, COLORADO 80601



INFORMATION

- Brand new 7,426 SF multi-tenant building in front of Arc Thrift, Planet Fitness and Dollar Tree
- 1,200 – 3,729 SF shop space remaining
- 4,462 SF existing available with loading
- Excellent visibility to Hwy 85 in Brighton
- Fantastic co-tenants in shopping center including Village Inn, Panda Express, McDonald's, Big Lots, Harbor Freight and Payless Shoes
- Growing demographics and good traffic counts

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	8,687	34,061	60,693
Avg. HH Inc.	\$88,422	\$98,849	\$105,845
Employees	4,015	14,032	20,750
Businesses	393	1,339	1,829

Source: Allocate Data 2018

TRAFFIC COUNTS

On Highway 85 north of Bromley Lane	38,000 cars/day
On Highway 85 south of Bromley Lane	37,000 cars/day

Source: CDOT 2016

On Bromley Lane east of Hwy 85	19,744 cars/day
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Source: DRCOG 2014

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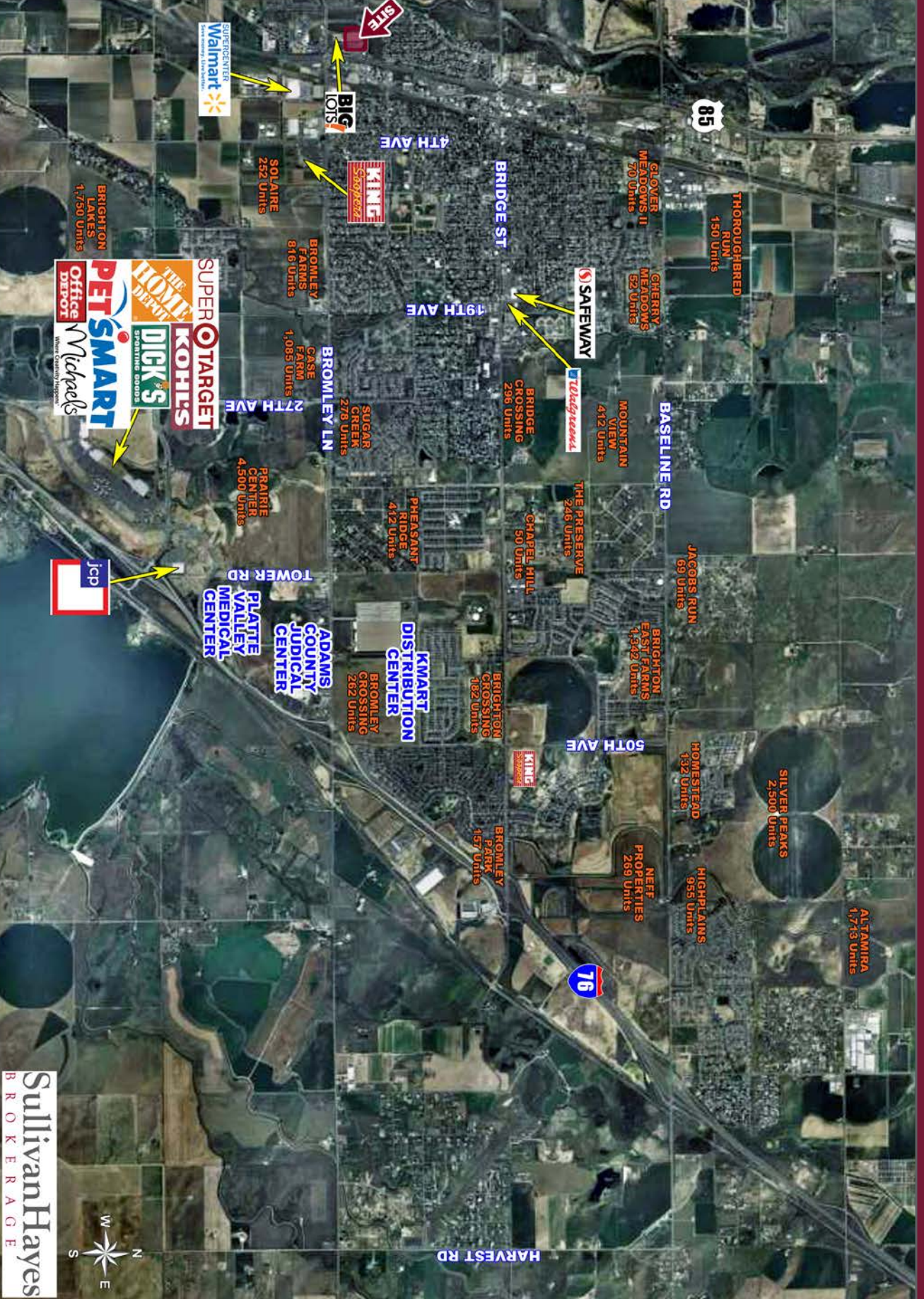
BROKERAGE

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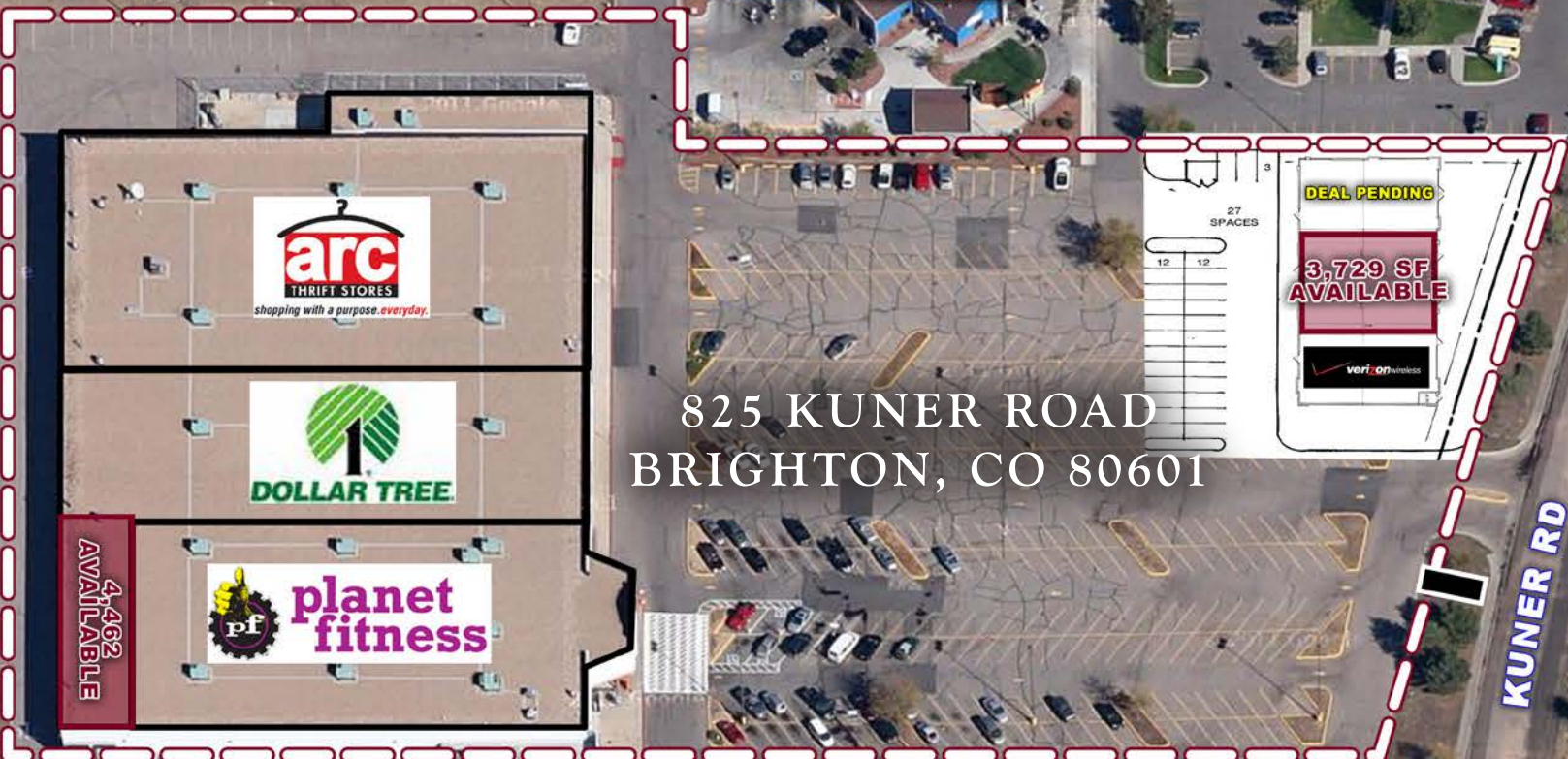
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PLATTE RIVER BLVD



825 KUNER ROAD
BRIGHTON, CO 80601

4,462
AVAILABLE



DEAL PENDING
3,729 SF
AVAILABLE



Great Clips



FORMER MI
PUEBLO MARKET

HARBOR FREIGHT TOOLS



KUNER RD



MAIN ST

BROMLEY LANE