

# RETAIL/COMMERCIAL PAD SITE

1.04 Acres Usable (2.06 Acres Total)

Bank Owned

Easy Access to E-470

Adjacent to Home Depot & Diamond Shamrock

**SALE PRICE:** 

\$8<del>35,0</del>00 \$650,000

## **BANK OWNED**

### SWC of W Quincy Ave & Eldridge St | Morrison CO

Matt Call - Principal 303.956.5781 direct 720.420.7529 office matt.call@navpointre.com

8

,255 +/-VPD

470

73.500

+/.VDD

Soda Lakes

470

285

lan Elfner - Brokerage Services 414.559.6000 direct 720.376.6805 office ian.elfner@navpointre.com

REAL ESTATE GROUP

#### SWC of W Quincy Avenue & Eldridge Street | Morrison, Colorado

### Retail/Commercial Pad Site FOR SALE

City: Morrison County: Jefferson

- >> Easy Access to E-470
- Adjacent to Home Depot & Diamond Shamrock
- ➢ Bank Owned

#### **Demographics:**

Population	1 Mile	3 Miles	5 Miles
2022 Projection	5,382	55,757	161,697
2017 Estimate	5,067	52,650	152,443
Growth 2017-2022	6.22%	5.90%	6.07%
Growth 2010-2017	12.70%	10.22%	9.16%
Median Age	38.8	40.2	40.3
Households	1 Mile	3 Miles	5 Miles
2022 Projection	1,954	20,615	65,348
2017 Estimate	1,838	19,436	61,499
Household Size	2.8	2.6	2.4
Household Income	1 Mile	3 Miles	5 Miles
2017 Average	\$89,114	\$111,431	\$101,132
2017 Median	\$82,850	\$93,021	\$80,933

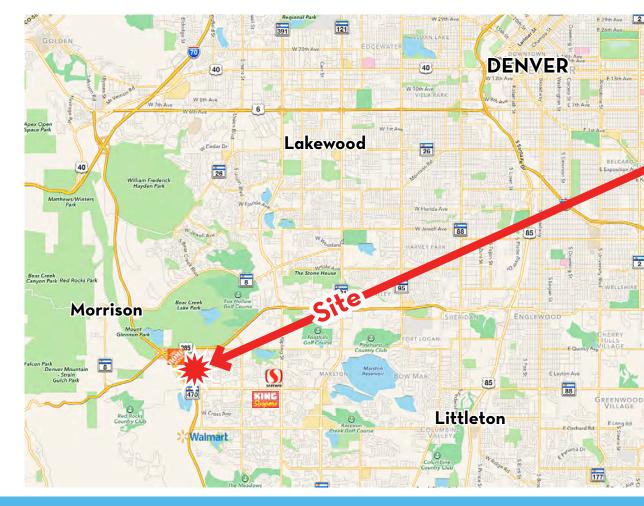
The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.

#### Allowable uses include but are not limited to:

- >> Drug Store
- >> Liquor Store
- ➢ Restaurant/Bar

>> Bank

- >> Hardware Store
- ➢ Post Office



NavPoint Real Estate Group | 720.420.7530 | 720.240.0762 Fax | www.navpointre.com