

4TH AVENUE & LINCOLN STREET

101 E 4th Avenue, Denver, Colorado



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CROSBIE

REAL ESTATE

GROUP

PROPERTY OVERVIEW:

- Hard corner lot for sale
- Lot Size: 3,910 SF
- Development potential
- Great visibility
- Ideal for owner/user
- Income in place
- Two separate units
- Close proximity to 6th Avenue and Speer Boulevard
- Zoning: C-MX-8

DEMOGRAPHICS

POPULATION



.5 Mile:	1 Mile:	2 Mile:
9,614	37,972	104,657

DAYTIME POPULATION



.5 Mile:	1 Mile:	2 Mile:
12,582	45,992	189,990

HOUSEHOLDS



.5 Mile:	1 Mile:	2 Mile:
5,979	24,346	61,277

AVG. HH INCOME



.5 Mile:	1 Mile:	2 Mile:
\$79,901	\$80,405	\$88,401

AVG. DAILY TRAFFIC



On Lincoln at 4th Ave	22,777 VPD
On Lincoln south of Speer	28,657 VPD

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