



2.43 AC  
Retail Pad Available  
**FOR SALE**

E. PEAKVIEW AVENUE



E. CALEY AVENUE

E. ARAPAHOE ROAD

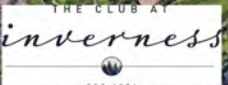
HAVANA STREET

S. PEORIA STREET



**SITE**

E. DRY CREEK ROAD



**7150 S. HAVANA STREET  
ENGLEWOOD, CO**



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# 7150 S. HAVANA STREET

## HIGHLIGHTS

- ▶ Adjacent to Top Golf
- ▶ Directly in front of Dry Creek Corporate Center
- ▶ Signalized intersection
- ▶ Zoning: BP (Business Park)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION:	6,326	64,653	236,340
AVG. HH INCOME:	\$117,921	\$144,623	\$134,157
DAYTIME POPULATION:	20,399	132,332	300,612

ESRI 2020 Estimates

## TRAFFIC STATS

- Havana Street North of E. Easter Avenue: **22,798 VPD**
- Havana Street South of E. Easter Avenue: **44,214 VPD**
- E. Easter Avenue East of S. Havana Street: **15,533 VPD**
- E. Arapahoe Road at S. Havana Street: **58,495 VPD**

MPSI 2018 & 2020 Estimates

