

HAMPDEN BUSINESS CENTER

- ON THE PLATTE -

SOUTHWEST OF HAMPDEN AVENUE & SANTA FE DRIVE, SHERIDAN, CO







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Disclosure Agreement



Hampden Business Center is beautifully situated on the west bank of the South Platte River, with excellent visibility to Hampden Avenue. The entrance is located two blocks west of Santa Fe on Brady Court. The center encompasses 109,000 square feet in two attractive buildings.

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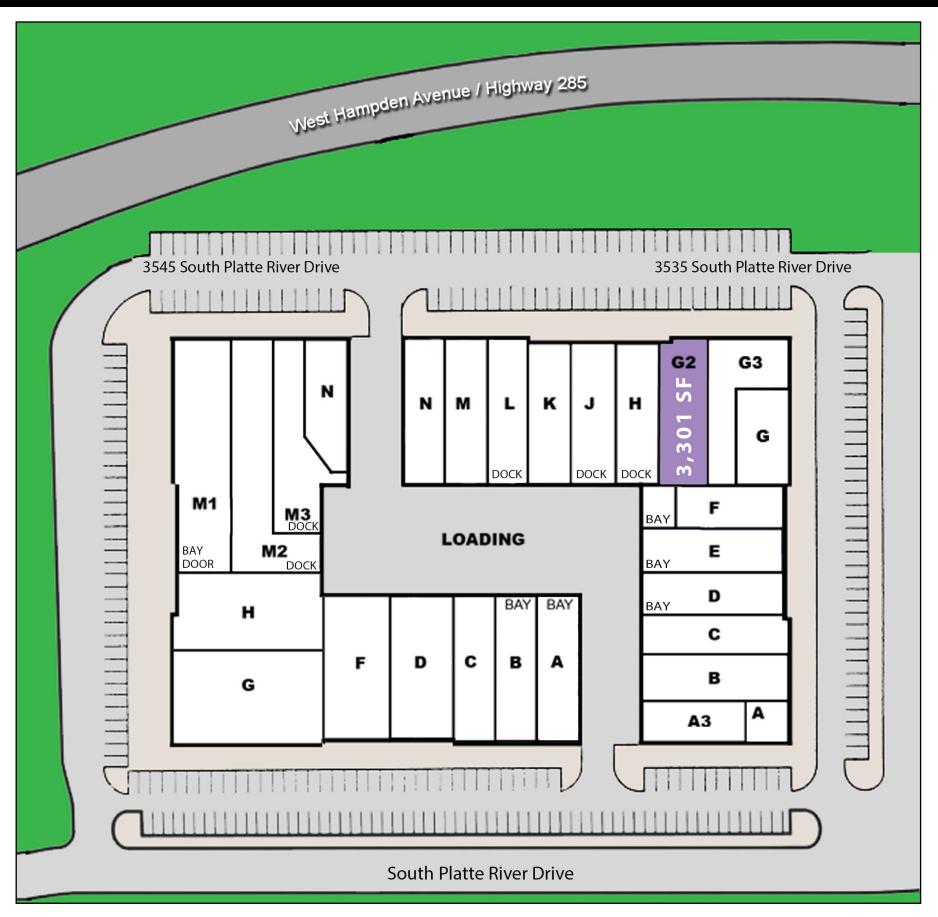
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Retail / Industrial / Office space for lease

3,301 SF

Great signage with LED monument sign

Excellent Visibility toHampden Avenue

Power is 220/3 Phase with approximately 200 Amps per unit

Ample Free Parking

DEMOGRAPHICS

1 Mile:



POPULATION

1 Mile: 3 Mile: 5 Mile: 9,778 139,760 366,253

DAYTIME POPULATION 3 Mile: 5 Mile:



9,777 69,876 174,273

HOUSEHOLDS 1 Mile: 3 Mile: 5 Mile: 3,831 55,620 147,465



AVG. HH INCOME 1 Mile: 3 Mile: 5 Mile: \$48,072 \$69,153 \$83,675

Hampden Ave west of Santa Fe Dr 69,832 VPD
Hampden Ave east of Federal Blvd 66,655 VPD

AVG. DAILY TRAFFIC

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