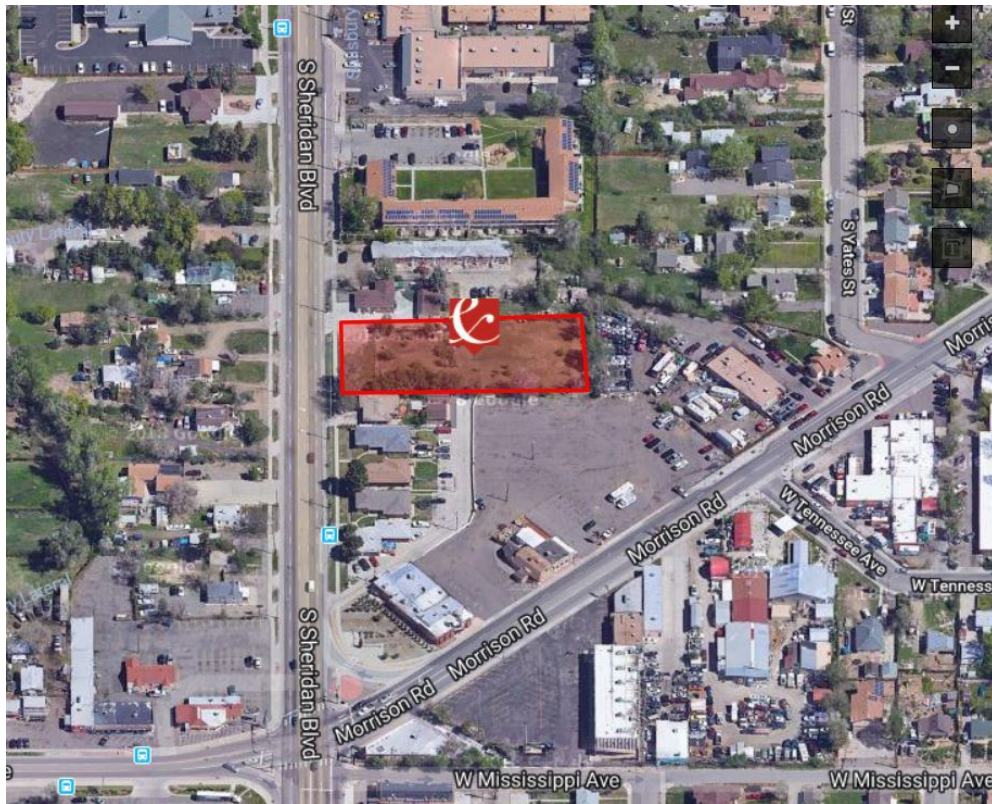


# 990 S. SHERIDAN BLVD.

Denver, CO 80226

FOR SALE



## PROPERTY HIGHLIGHTS

- Excellent location of a small builder/developer
- High traffic exposure on Sheridan Blvd.
- Zoned: E-TU-C and adjacent to E-MX-3 Zoning
- Possible connection to mid-size redevelopment play on the East side that connects to Morrison Rd.
- Short walk to public transportation
- Become part of a unique commercial area
- One of the great pocket neighborhoods left to re-develop
- Great place to build a duplex or two unit residential or rezone into large project

## TRAFFIC COUNT

S. Sheridan Blvd. S of W. Mississippi Ave.	38,424/vpd
S. Sheridan Blvd. N of W. Mississippi Ave.	38,000/vpd
W. Mississippi Ave. S of Ames St.	10,171/vpd

## TOM KAUFMAN

303.669.8118

tkaufman@antonoff.com

## OFFERING SUMMARY

Sale Price:	\$695,000
Lot Size:	0.78 Acres
Price / SF:	\$20.46

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2018 Total Population	22,092	177,681	479,430
2018 Average household income	58,739	65,121	80,464
Businesses	507	5,743	29,670
Employees	3,333	53,276	337,000

\* Demographics and Traffic Counts provided by CoStar

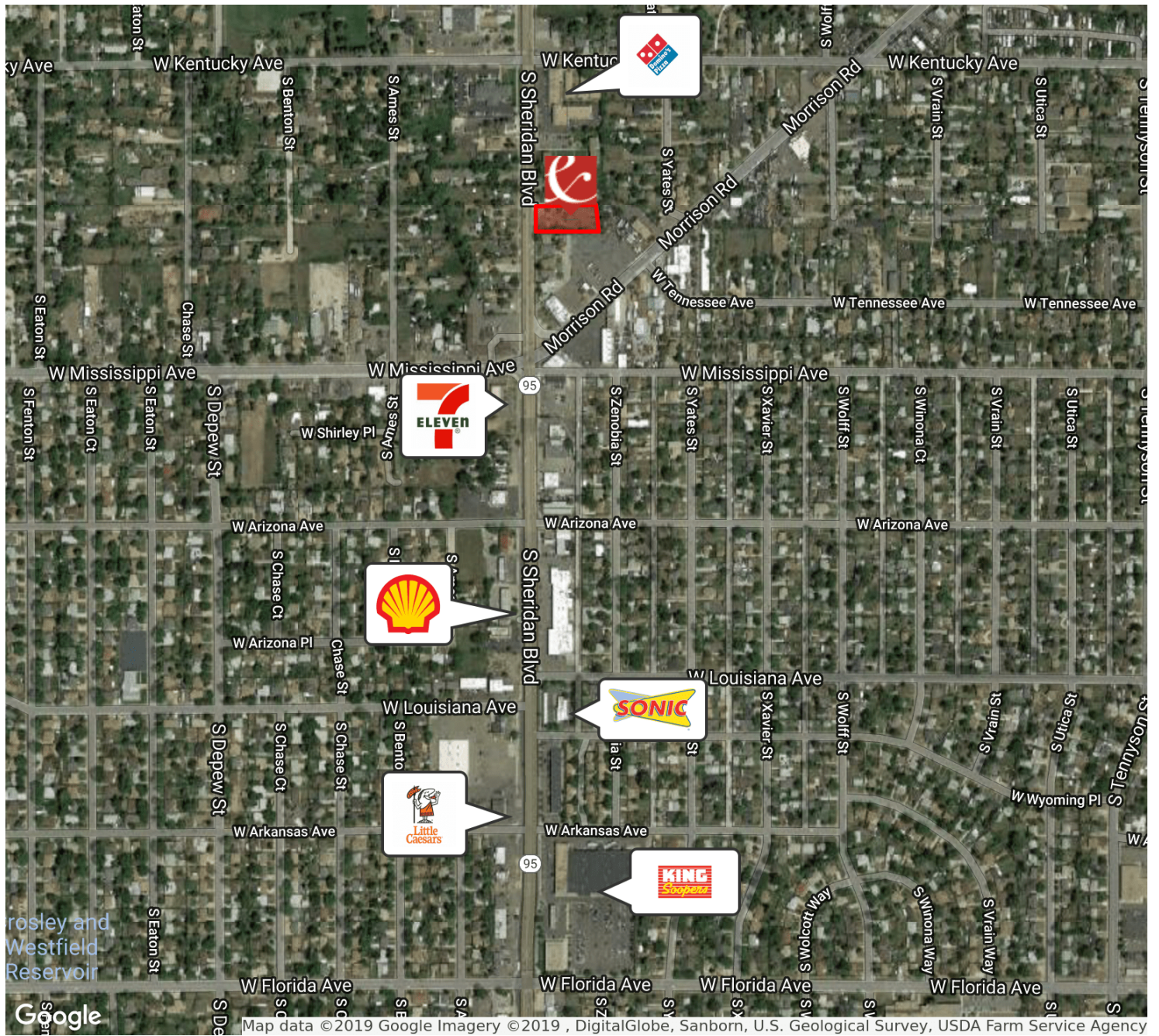
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