

3735 SOUTH BROADWAY

Englewood, Colorado 80113



PROPERTY FEATURES:

- **Building Size:** 3,307 SF
- **Land Size:** 6,229 SF
- **Zoned:** MU B2 - great for retail and office / residential

PROPERTY OVERVIEW:

- Located two blocks south of Hampden on Broadway in the City of Englewood with over 49,000 cars per day
- Close proximity to Hwy 285, Santa Fe Drive and Englewood Town Center
- Well maintained building with new roof and detached 1.5 car garage on backside of property



For more information,
contact:

Dan McKinney

o. 720-287-6870

c. 303-204-8755

dmckinney@creginc.com

CROSBIE

REAL ESTATE

GROUP

3735 SOUTH BROADWAY

Englewood, Colorado 80113



DEMOGRAPHICS

POPULATION



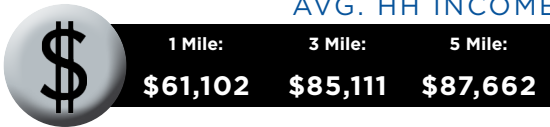
HOUSEHOLDS



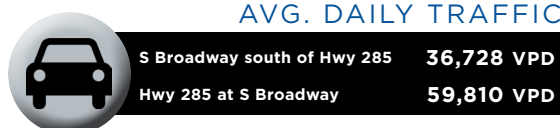
DAYTIME POPULATION



AVG. HH INCOME



AVG. DAILY TRAFFIC



For more information, contact:

Dan McKinney

o. 720-287-6870

c. 303-204-8755

dmckinney@creginc.com

The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

