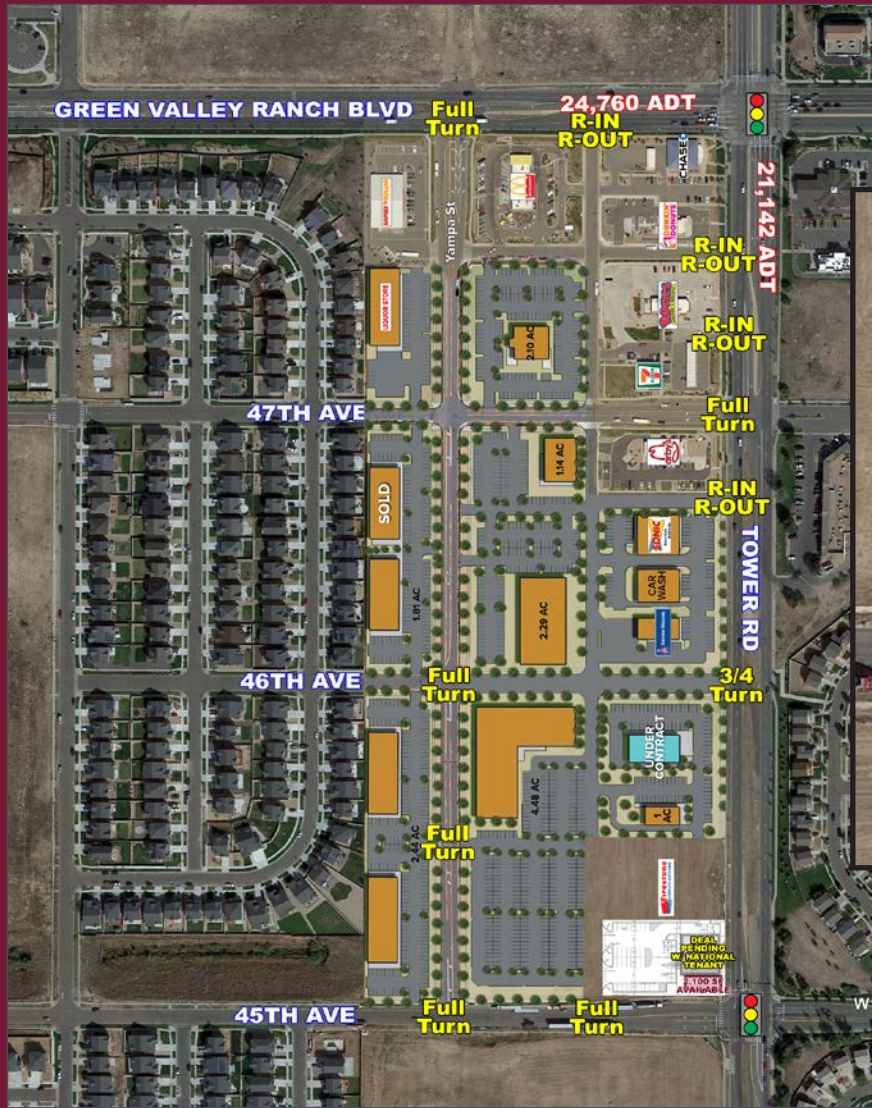


2,100 SF ENDCAP AVAILABLE

NWC 45th Avenue & Tower Road | Denver, Colorado



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	12,740	67,809	140,635
Avg Household Inc	\$84,094	\$85,256	\$72,944
Employees	2,052	26,851	87,879
Businesses	176	1,228	87,879

Source: Applied Geographic Solutions 2018

TRAFFIC COUNTS

On Green Valley Ranch Blvd west of Tower Rd	24,760 cars/day
On Green Valley Ranch Blvd west of Tower Rd	24,261 cars/day ¹
On Tower Rd north of 45th Ave	22,142 cars/day
On Tower Rd south of Green Valley Ranch Blvd	18,657 cars/day ¹

Source: DRCOG 2015, '2013

INFORMATION

- Exceptional growth along Tower Rd corridor
- Airport, residential and commercial traffic all hours of day
- Rapidly expanding commercial and housing submarket.
- Delivery 4Q 2019

5570 DTC Parkway | Suite 100 | Greenwood Village, Colorado 80111 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

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B R O K E R A G E

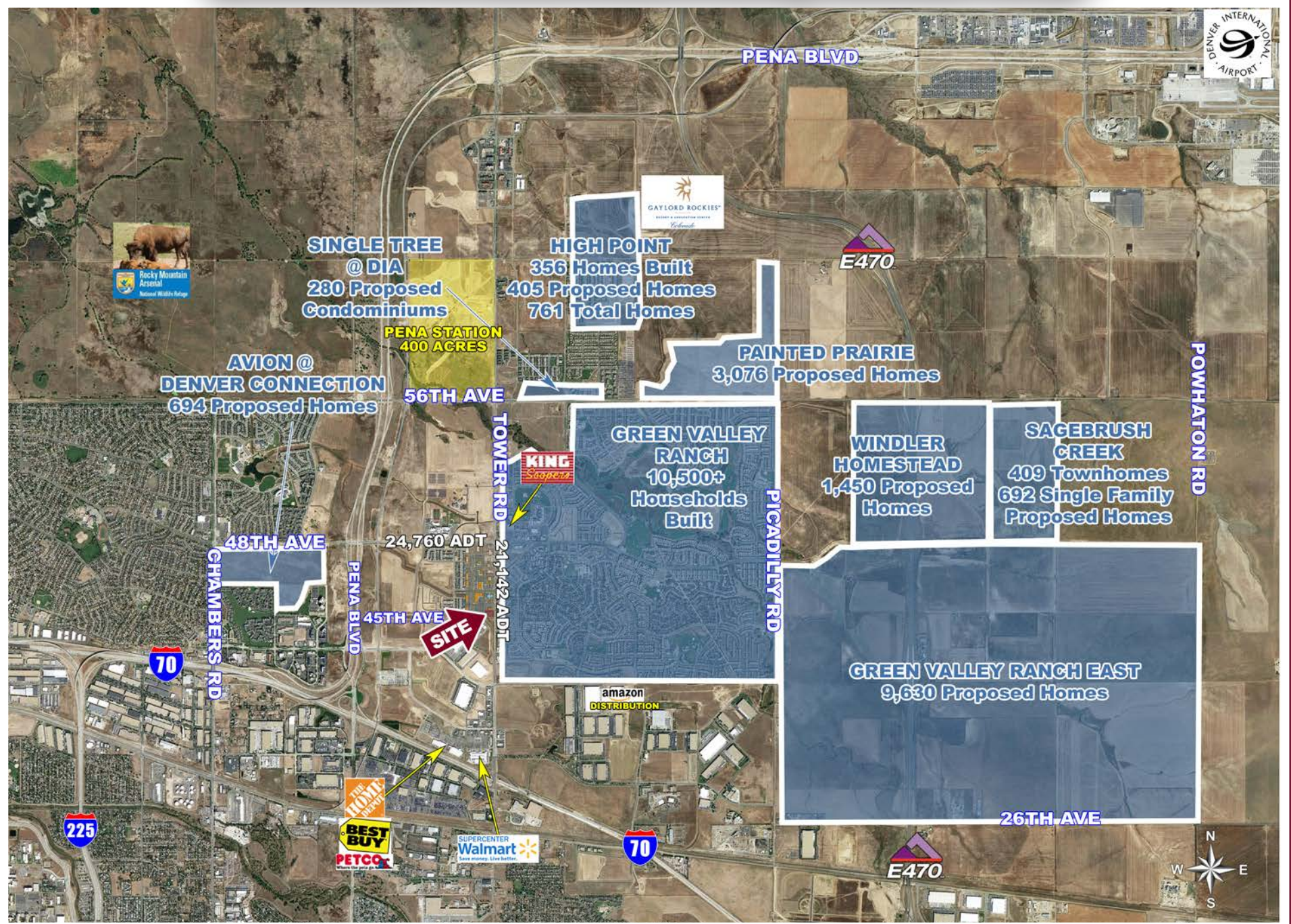
we are
RETAIL
A MEMBER OF
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2,100 SF ENDCAP AVAILABLE

45th Avenue & Tower Road Denver, Colorado 80249



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45th Avenue & Tower Road Denver, Colorado 80249



**DEAL
PENDING
W/ NATIONAL
TENANT**

**2,100 SF
AVAILABLE**

**Full
Turn**

45TH AVE

TOWER RD

