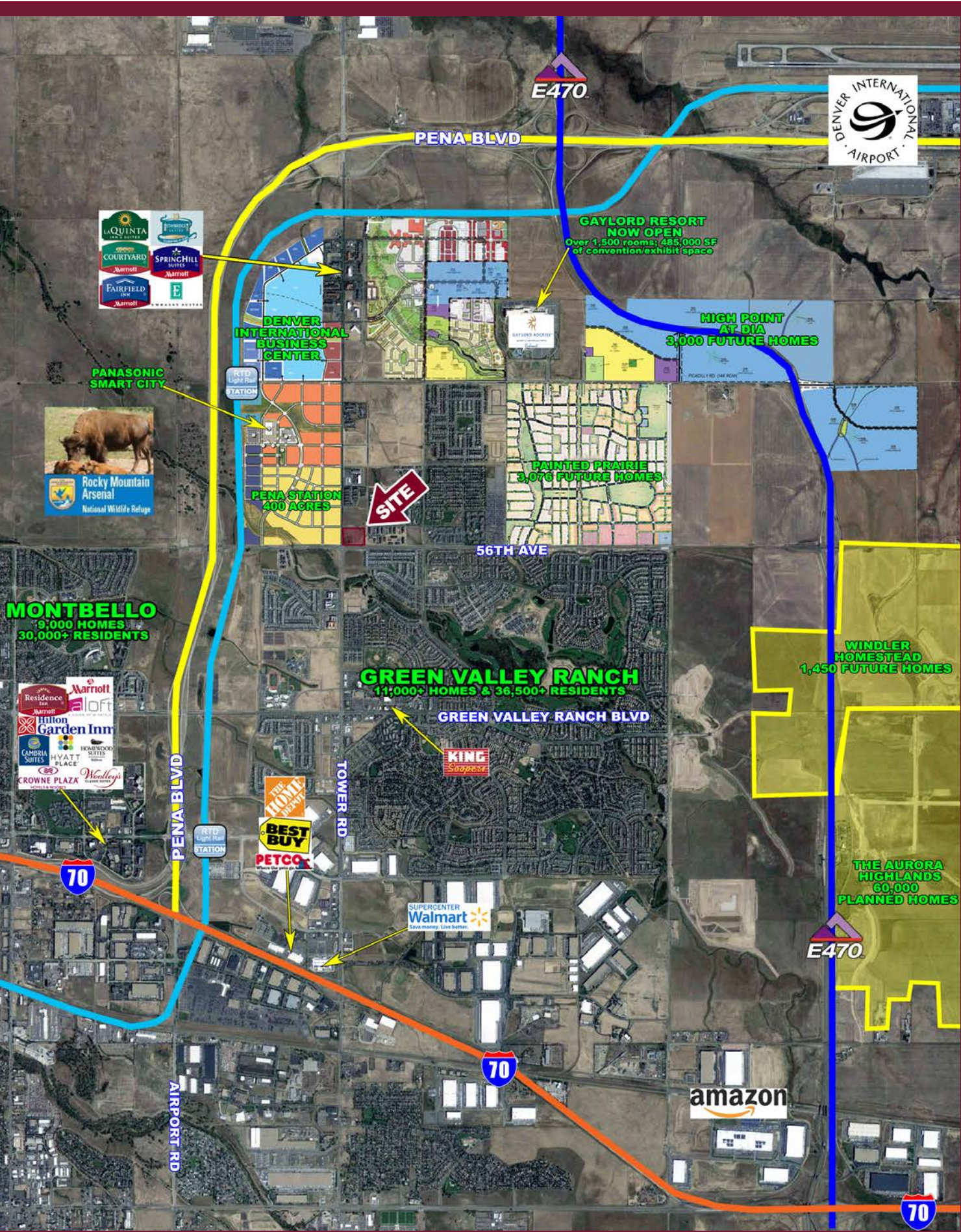


NEC 56TH AVENUE & TOWER ROAD



NEC 56TH AVENUE & TOWER ROAD



INFORMATION

- New Planned Sprouts Anchored development in Green Valley Ranch open 2021
- First retail project planned along 56th Avenue with convenient access to interchanges at both Peña Boulevard and E470
- Pads & shops available for lease or build to suit
- Outlook Gateway Apartments Now Open! (326 one and two bedroom apartment homes)
- Huge residential and commercial growth in the trade area, including the 1,500 room Gaylord Hotel & Conference Center and Panasonic's 400-acre Enterprise Solutions Campus

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	6,409	61,800	109,380
Avg Household Inc	\$86,231	\$83,772	\$74,112
Employees	1,332	14,681	53,760

Demographics Source: ESRI 2019

TRAFFIC COUNTS

On 56th Ave east of Tower Rd	13,715 cars/day
On 56th Ave west of Peña Blvd	29,465 cars/day*
On Tower Rd north of 56th Ave	18,303 cars/day
On Tower Rd south of 56th Ave	16,478 cars/day
Peña Blvd south of 56th Ave	115,272 cars/day†

Source: DRCOG 2013, *2017 CDOT '2018

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