

TENNYSON STREET REDEVELOPMENT SITE FOR SALE

4345-4347 TENNYSON ST | DENVER, COLORADO



INFORMATION

- Rare U-MX-3 zoned 8,728SF site on bustling Tennyson
- Zoning allows for retail, office, and residential uses
- Multiple new development projects in the area spurring fast growth and great values
- Inquire for pricing

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
Est. Population	18,834	74,385	151,510	430,398
Avg Household Inc	\$112,325	\$98,369	\$88,551	\$80,941
Employees	5,135	27,381	86,432	351,494
Businesses	827	3,628	8,953	30,494

Demographics Source: Applied Geographic Solutions 2018

TRAFFIC COUNTS Source: DRCOG 2010, '2016, '2014

On Tennyson St north of 38th Ave	7,062 cars/day
On Tennyson St south of 38th Ave	7,133 cars/day ¹
On 38th Ave west of Tennyson St	22,941 cars/day
On 38th Ave east of Tennyson St	22,474 cars/day ²

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