ARAPAHOE LIMA CENTER

SEC Arapahoe Road & Lima Street, Englewood, CO



PROPERTY OVERVIEW:

 \diamond $\,$ 1 AC - 2.5 AC pad sites available for sale or ground lease

♦ New right-in/right-out access from Arapahoe Rd

FEATURES:

For more information, contact:

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CROSBIE

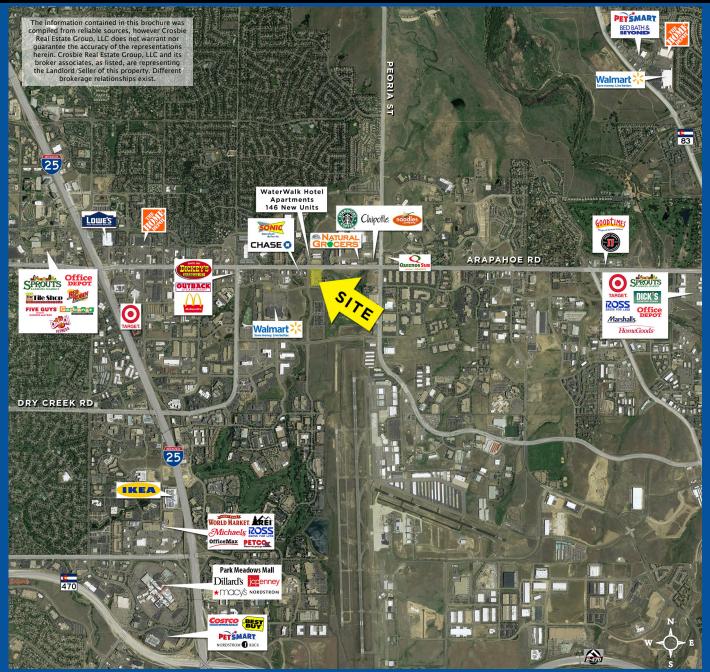
REAL ESTATE

GROUP

- Oynamic trade area with 100,000 employees within 3 miles
- ♦ Exposure to shadow anchor Super Wal-Mart
- ◊ Adjacent to Centennial Airport
- \diamond $\,$ Across the street from new extended stay hotel with 146 units

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DEMOGRAPHICS

POPULATION 1 Mile: 3 Mile: 5 Mile:	HOUSEHOLDS 1 Mile: 3 Mile: 5 Mile:
8,808 61,993 255,258	3,545 26,369 107,107
DAYTIME POPULATION	AVG. HH INCOME
11,489 137,084 241,095	\$130,307 \$126,152 \$114,819
AVG. DAILY TRAFFIC On Arapahoe west of Lima St 60,504 VPD On Arapahoe east of Lima St 69,931 VPD	Disclosure Agreement
On Lima St south of Arapahoe 9,318 VPD	f 🖸 🏏 in
2795 SPEER BLVD #10 I DENVER, CO 80211	I 303.398.2111 I WWW.CREGINC.COM

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