

8441-8481 WASHINGTON ST.

8441-8481 Washington St Thornton CO 80229

FOR SALE



PROPERTY DESCRIPTION

Retail Development Land

PROPERTY HIGHLIGHTS

- Rare infill retail development parcel for Sale. 1.95 Acres located on the SW corner of 85th Avenue and Washington Street.
- Easy access to I-25. Strong demographics and daily traffic counts.
- Ideal site for restaurants, drive-thrus, medical and general retail.
- Commercial Zoning

TRAFFIC COUNT

E. 84th Ave. E of Pearl St.	29,045/vpd
Washington St. S of E 85th Ave.	21,588/vpd
Washington St. N of Coronado Pkwy N	20,137/vpd

OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	1.95 Acres
Price / SF:	\$11.77

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Total Population	21,508	136,521	309,737
Average household income	\$68,153	\$69,347	\$77,088
Businesses	592	4,002	10,525
Employees	6,365	43,460	121,787

* Demographics and Traffic Counts provided by CoStar

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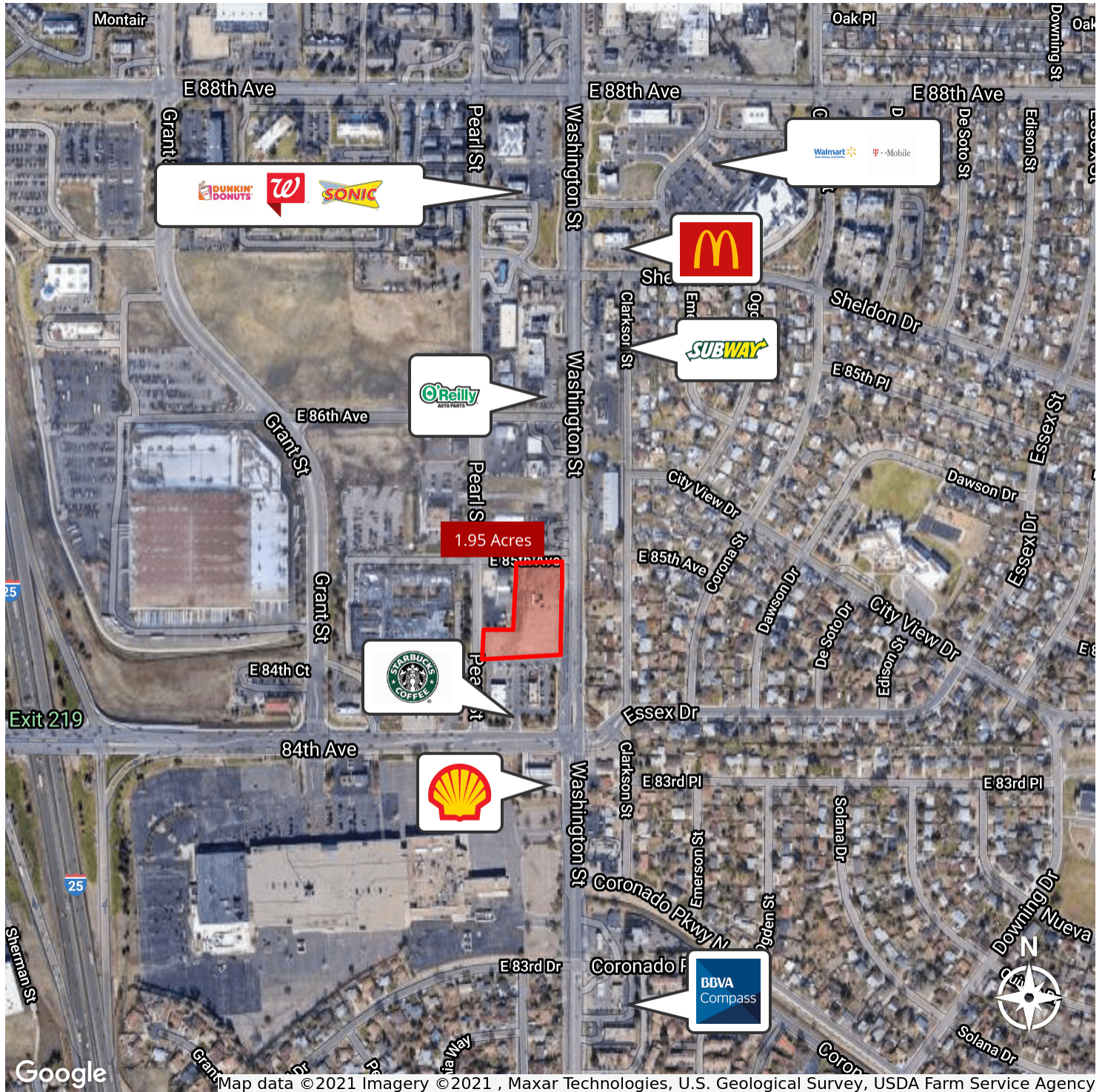
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ANTONOFF
& CO. BROKERAGE INC.

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