

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,049	39,893	99,863
Average HH Income	\$126,662	\$121,434	\$107,758
Businesses	536	2,068	5,400
Employees	7,646	24,204	63,411

Source: Applied Geographic Solutions, 2017 Estimates

TRAFFIC COUNTS

On McCaslin Blvd north of Centennial Pkwy	24,590 Cars/day
On McCaslin Blvd south of Centennial Pkwy	23,107 Cars/day
On Cherry Street east of McCaslin Blvd	9,612 Cars/day

Source: CDOT 2015, 2016



FOR MORE INFORMATION, PLEASE CONTACT

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HIGH VISIBILITY RETAIL PAD BUILDING AVAILABLE

525 McCASLIN BOULEVARD - LOUISVILLE, CO



- 13,245 SF (divisible) pad available for lease
- Former pharmacy building with drive-thru
- 56 on-site parking spaces
- Excellent demographics in surrounding trade area
- Unbeatable visibility and access from McCaslin Boulevard

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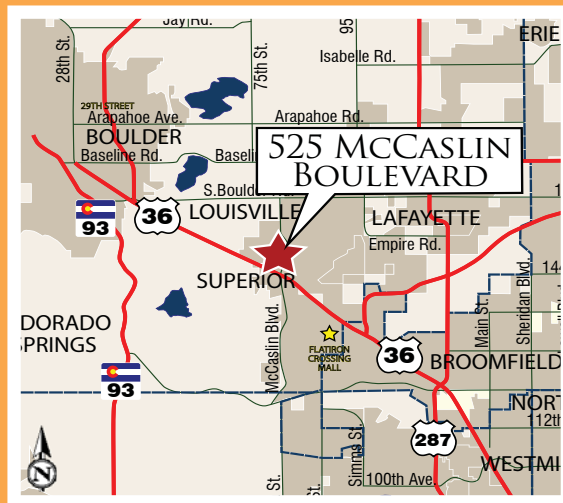
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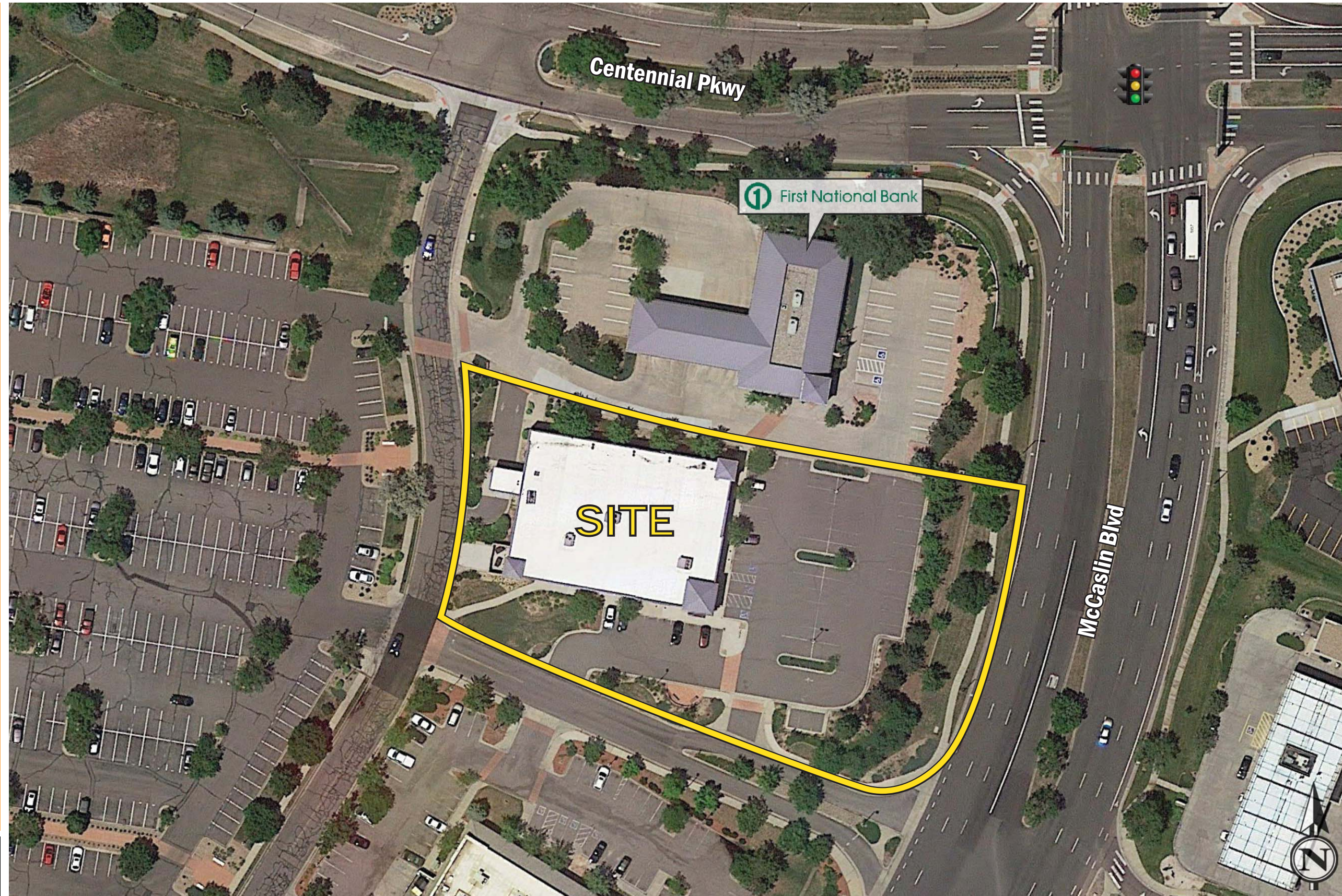
HIGH VISIBILITY RETAIL PAD BUILDING AVAILABLE

525 McCASLIN BOULEVARD - LOUISVILLE, CO

- Located on dominant retail thoroughfare through Louisville
- Nearby retailers includes: Lowes, Kohls, Costco, Target, Whole Foods, Home Depot, Safeway, and Walgreens



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LAMPERT



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