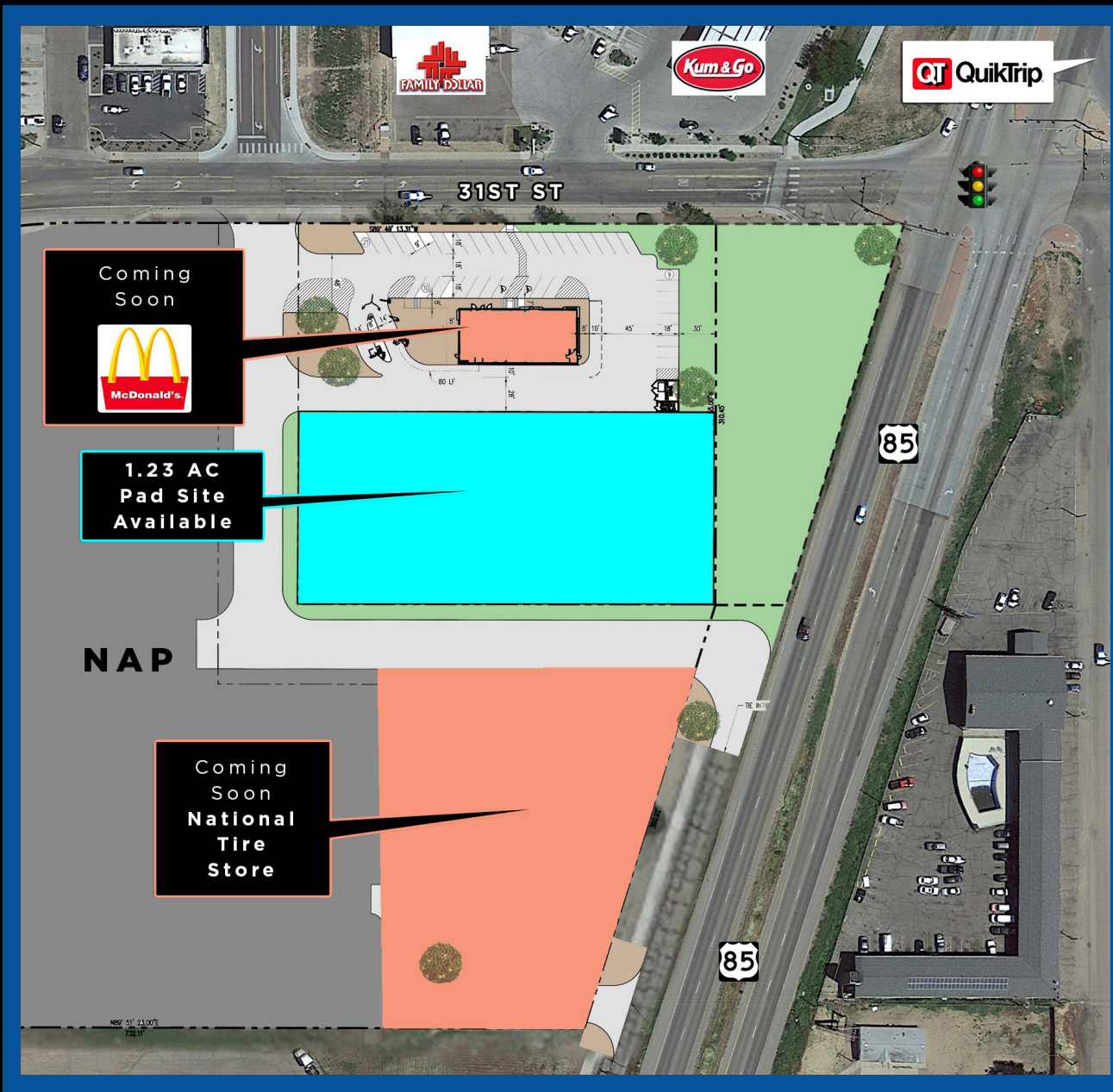



# RETAIL PAD SITE AVAILABLE

SWC 31st & Highway 85, Evans, Colorado




## DEMOGRAPHICS


**POPULATION**

	1 Mile: 11,495	3 Mile: 73,677	5 Mile: 123,898
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**DAYTIME POPULATION**

	1 Mile: 4,000	3 Mile: 29,355	5 Mile: 46,439
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**HOUSEHOLDS**

	1 Mile: 3,972	3 Mile: 26,115	5 Mile: 44,409
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**AVG. HH INCOME**

	1 Mile: \$58,121	3 Mile: \$64,541	5 Mile: \$69,978
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**AVG. DAILY TRAFFIC**

	On Hwy 85 at 32nd St	28,000 VPD
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## PROPERTY OVERVIEW:

- 1.23 AC retail pad site available - drive thru allowed
- Join McDonald's & National Tire Store!
- QuikTrip and Kum & Go located across the street
- Highway location with heavy traffic and high visibility

For more information, contact:

**Rich Hobbs**  
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**Eli Boymel**  
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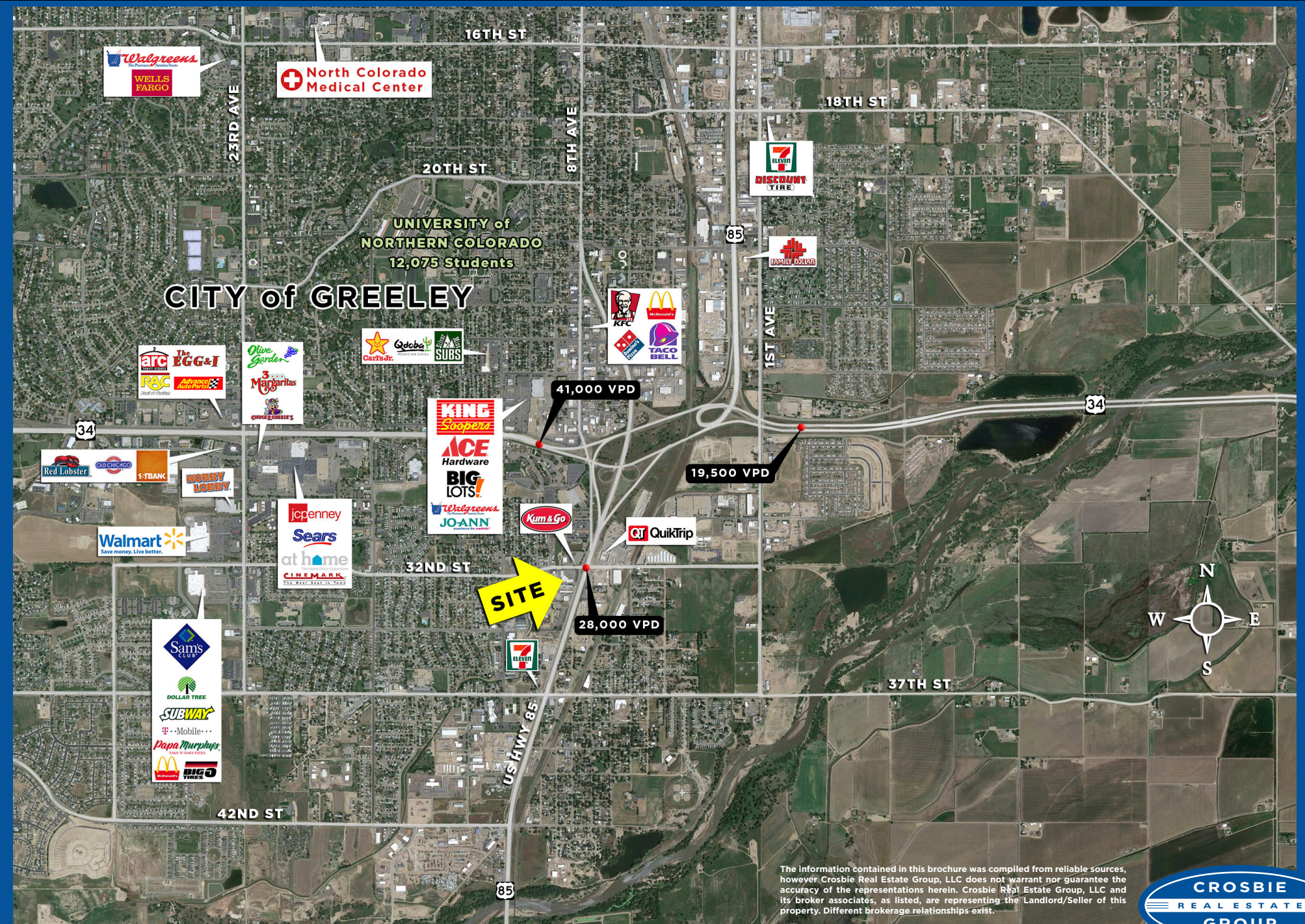
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