

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

 POPULATION	5,577	23,776	48,860
 AVERAGE HH INCOME	\$142,954	\$133,889	\$126,897
 BUSINESSES	125	499	1,578
 EMPLOYEES	1,077	4,484	12,649

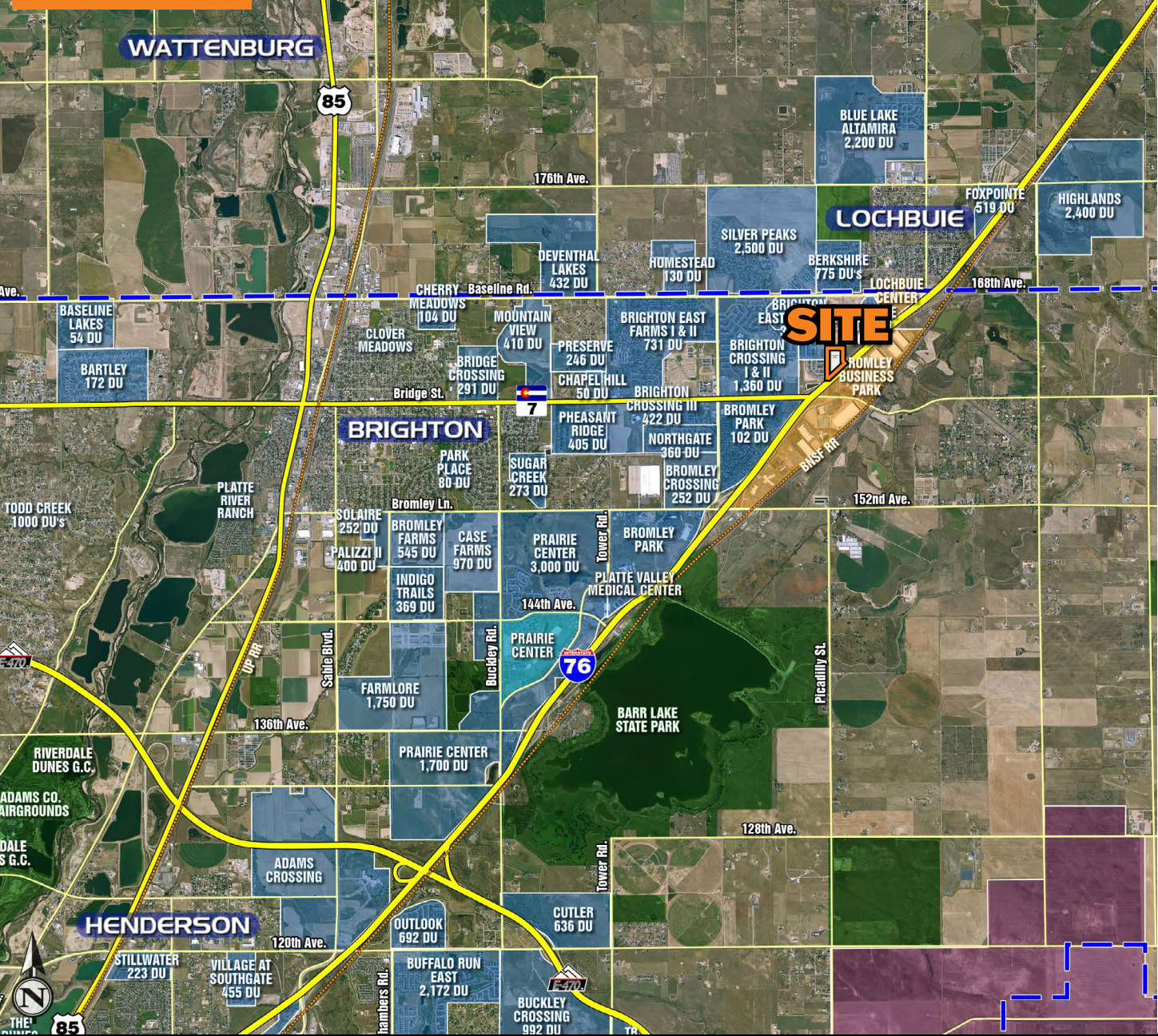
Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS

On Bridge St west of I-76	7,263 CPD
On I-76 south of Bridge St	32,355 CPD
On I-76 north of Bridge St	26,104 CPD

Source: CDOT 2025

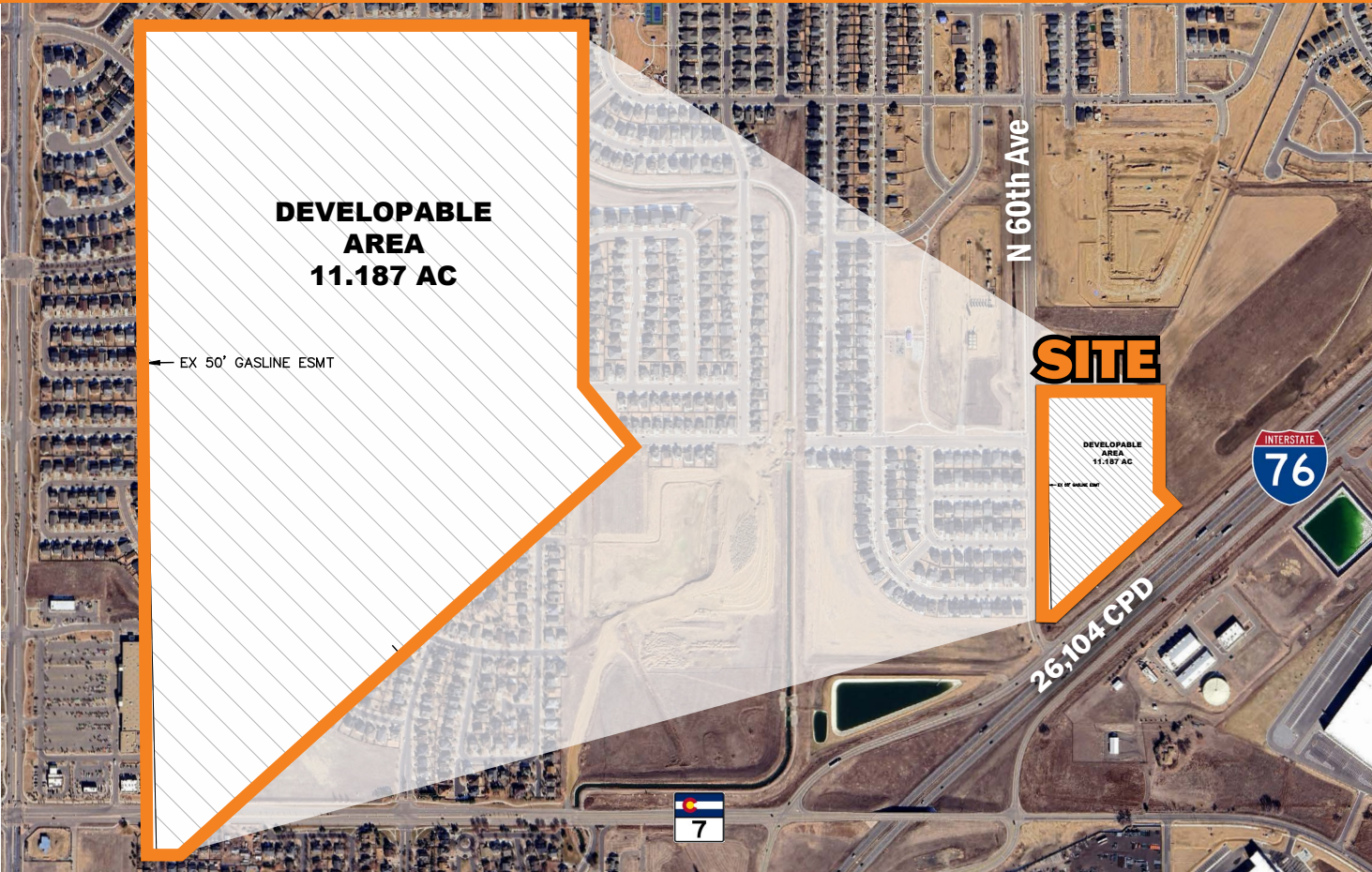
MAP



RETAIL/MIXED USE LAND FOR SALE

BROMLEY PARK

I-76 & 60TH AVE. - BRIGHTON, CO



PROPERTY HIGHLIGHTS

-  13.12 AC (11.187 Developable)
-  Easy access to I-76
-  Rapidly developing area
-  Excellent location, access, & visibility
-  Present zoning allows: Residential Single Family Attached Office/ Research & Development

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