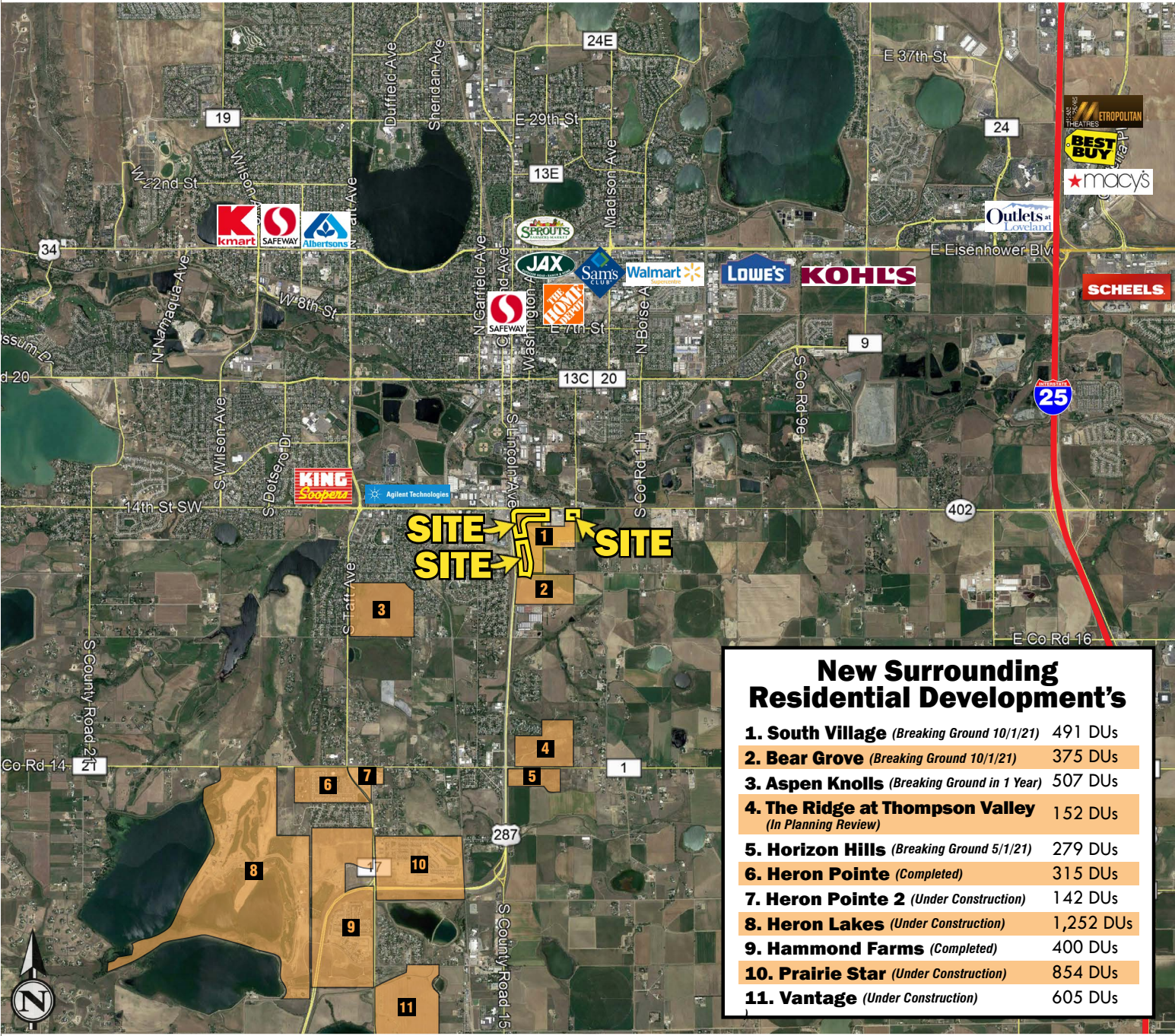


TRADE AREA DEMOGRAPHICS				TRAFFIC COUNTS	
	1 Mile	3 Mile	5 Mile	On Hwy 287 north of Hwy 402 (14th St)	20,955 Cars/day
Population	4,117	44,518	93,769	On Hwy 287 south of Hwy 402 (14th St)	22,067 Cars/day
Average HH Income	\$77,318	\$103,893	\$118,468	On Hwy 402 (14th St) east of Hwy 287	19,334 Cars/day
Businesses	274	2,662	4,566	On Hwy 402 (14th St) west of Hwy 287	16,436 Cars/day
Employees	2,257	18,591	33,592	Source: CDOT 2025	
Source: Applied Geographic Solutions, 2025 Estimates					



FOR MORE INFORMATION, PLEASE CONTACT



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LAND AVAILABLE FOR SALE

SOUTH VILLAGE LOVELAND

SEC OF HIGHWAY 402 & HIGHWAY 287 - LOVELAND, CO



- 15 pad sites for Lease and sale that range from 1-2 acres.
- New retail development located in an underserved trade area.
- Located on the “going to work” side of Highway 402 and Highway 287 with great visibility and access.
- Excellent Pad Sites for Pharmacy, Banks, Credit Unions, Coffee, Day Care, Sit Down Restaurants and Medical uses.
- Pads can be subdivided.
- Approximately 561 residential units planned for South Village.

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NEW RETAIL DEVELOPMENT SOUTH VILLAGE LOVELAND

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