TRADE AREA DEMOGRAPHICS **TRAFFIC COUNTS** 1 Mile 3 Mile 5 Mile On Hwy 287 north of Hwy 402 (14th St) 20,955 Cars/day 4,117 44,518 93,769 22,067 Cars/day **Population** On Hwy 287 south of Hwy 402 (14th St) \$77,318 \$103,893 \$118,468 On Hwy 402 (14th St) east of Hwy 287 19,334 Cars/day **Average HH Income** On Hwy 402 (14th St) west of Hwy 287 16,436 Cars/day 4.566 **Businesses** 274 2.662 **Employees** 2,257 18,591 33,592

LOWES KOHES **New Surrounding Residential Development's** 1. South Village (Breaking Ground 10/1/21) 491 DUs 2. Bear Grove (Breaking Ground 10/1/21) 3. Aspen Knolls (Breaking Ground in 1 Year) 507 DUs 4. The Ridge at Thompson Valley 279 DUs 5. Horizon Hills (Breaking Ground 5/1/21) 8 315 DUs 6. Heron Pointe (Completed) 142 DUs 7. Heron Pointe 2 (Under Construction) 1,252 DUs 400 DUs 9. Hammond Farms (Completed) 10. Prairie Star (Under Construction) 854 DUs 11. Vantage (Under Construction 605 DUs

FOR MORE INFORMATION, PLEASE CONTACT



Source: Applied Geographic Solutions, 2025 Estimates

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LAND AVAILABLE FOR SALE **SOUTH VILLAGE**

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 SOLITH VILLAGE LOVELAND



SEC OF HIGHWAY 402 & HIGHWAY 287 - LOVELAND, CO

