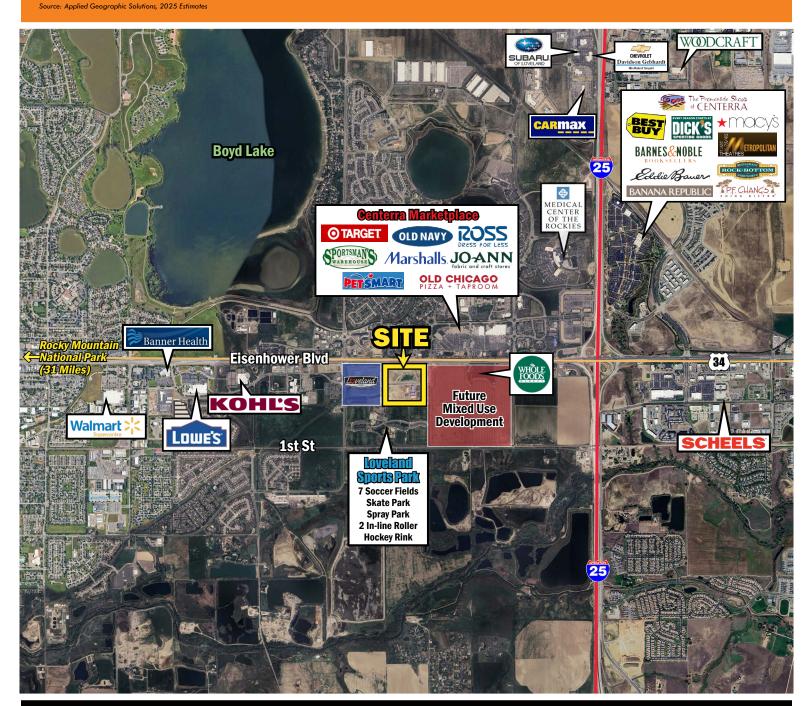
TRADE AREA DEMOGRAPHICS **TRAFFIC COUNTS** 3 Mile 5 Mile 10 Mile On Highway 34 east of N Boyd Lake Ave 48,820 Cars/day 27,164 77,116 256,201 **Population** 49,806 Cars/day On Highway 34 west of N Boyd Lake Ave \$140,859 **Average HH Income** \$135,120 \$129,581 On Interstate 25 north of Highway 34 86,788 Cars/day On Interstate 25 south of Highway 34 93,771 Cars/day 1,826 4,520 12,148 **Businesses** 20,504 38,635 90,065 **Employees**



FOR MORE INFORMATION, PLEASE CONTACT



ZANDER RODRIGUEZ

303.577.9979 zander.rodriguez@dhlb.com AVAILABLE FOR SALE OR LEASE
CHILSON HWY 34 PADS

SWC OF HIGHWAY 34 & HAHN'S PEAK DRIVE - LOVELAND, CO



- Join McDonald's, Valvoline, National Car Wash, Raising Cane's and Quick Trip.
- Located on the "going to work" side of US 34 with great site visibility and access with over 49,000 cars per day.
- ONLY 2 PADS LEFT: Lot 7 and 8 available for lease or sale and can be subdivided (call for pricing).
- Established trade area, located adjacent to the new Loveland Ford Dealership and across from Centerra Marketplace anchored by Target, Sportsman's Warehouse, Marshalls, JoAnn Fabrics and Old Navy.
- 462 new Multi-Family Units. NOW OPEN

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