

TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile
Population	6,314	56,614	168,185
Average HH Income	\$145,603	\$170,795	\$178,470
Businesses	330	2,957	9,132
Employees	5,194	21,583	71,963

Source: Applied Geographic Solutions, 2025 Estimates

On Hwy 287 north of Exempla Circle	41,129 Cars/day
On Hwy 287 south of Exempla Circle	38,473 Cars/day
On Empire Road west of Hwy 287	11,186 Cars/day

Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT

AVAILABLE FOR PURCHASE

RETAIL, OFFICE, HOTEL & PAD SITES

NEC OF HIGHWAY 287 & EXEMPLA CIRCLE - LAFAYETTE, CO



- Retail; restaurant; hotel; office and other uses allowed.
- Join: Murphy Oil, Dairy Queen, Blue Federal Credit Union, The Learning Experience, Ziggi's Coffee, Carl's Jr. and Good Samaritan Hospital.
- Highway 287 frontage with flexible PUD zoning.

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BROKER DISCLOSURE

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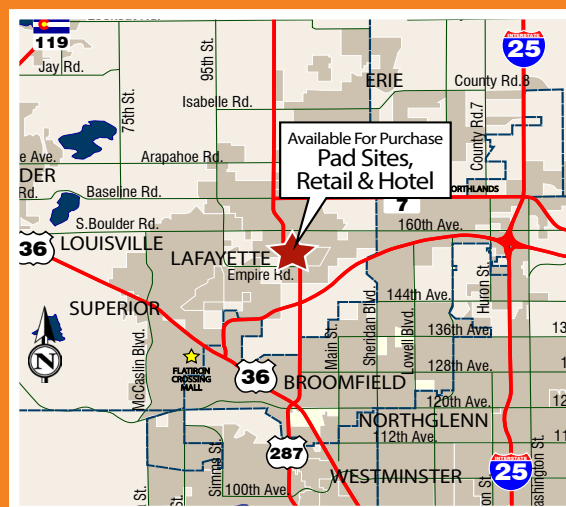
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RETAIL BROKERAGE

AVAILABLE PAD SUMMARY

Lot 1	1.64 AC	The Learning Experience
Lot 2	1.44 AC	Murphy Oil Express
Lot 3C	1.48 AC	Carwash
Lot 4A	2.10 AC	Blue Federal Credit Union
Lot 4B	2.10 AC	Carl's Jr.
Lot 5	0.73 AC	Ziggi's Coffee
Lot 6	0.60 AC	AVAILABLE
Lot 7	2.20 AC	Hampton Inn
Lot 8	4.50 AC	Powerback Rehabilitation
Lot 9C	1.74 AC	AVAILABLE
Lot 10C	4.08 AC	AVAILABLE
Lot 11C	6.80 AC	AVAILABLE



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