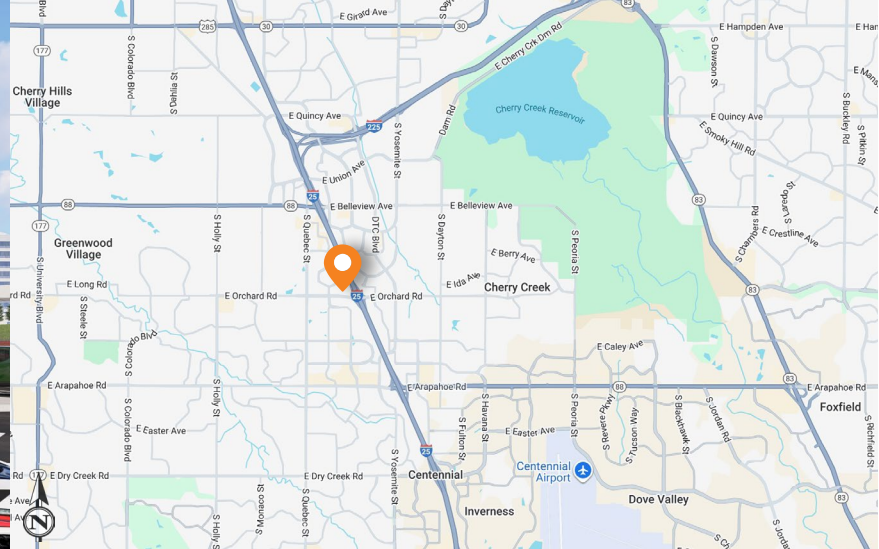


# THE ORCHARD

I-25 & ORCHARD ROAD, GREENWOOD VILLAGE, CO



**SHOP SPACE AVAILABLE FOR LEASE**

## PROPERTY HIGHLIGHTS

### • ORGANIC GROCER!

- Rare pad and small shop opportunity in DTC
- Well located at I-25 & Orchard Road.
- Trade area has strong residential and daytime demographics.
- Delivery Fall 2027.

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## TRAFFIC COUNTS

<b>On I-25 north of Orchard Rd</b>	294,996 CPD
<b>On I-25 south of Orchard Rd</b>	286,339 CPD
<b>On Orchard west of I-25</b>	33,247 CPD

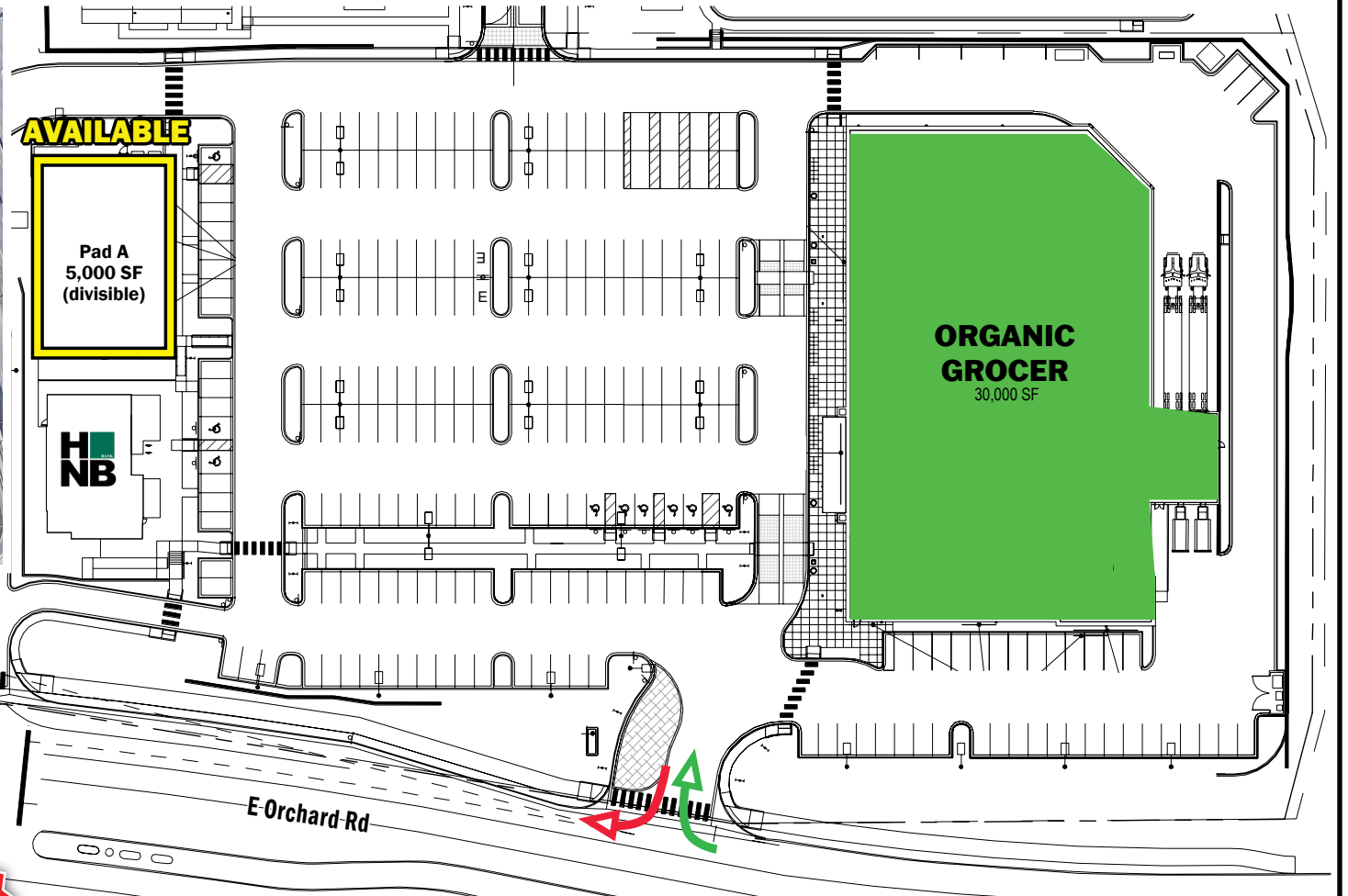
Source: CDOT 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	10,458	93,505	304,328
<b>AVERAGE HH INCOME</b>	\$172,486	\$186,306	\$165,249
<b>BUSINESSES</b>	3,961	11,106	22,779
<b>EMPLOYEES</b>	60,577	143,333	248,863

Source: Applied Geographic Solutions, 2026 Estimates

# THE ORCHARD

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**APPROVED  
NEW TRAFFIC  
SIGNAL**

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