

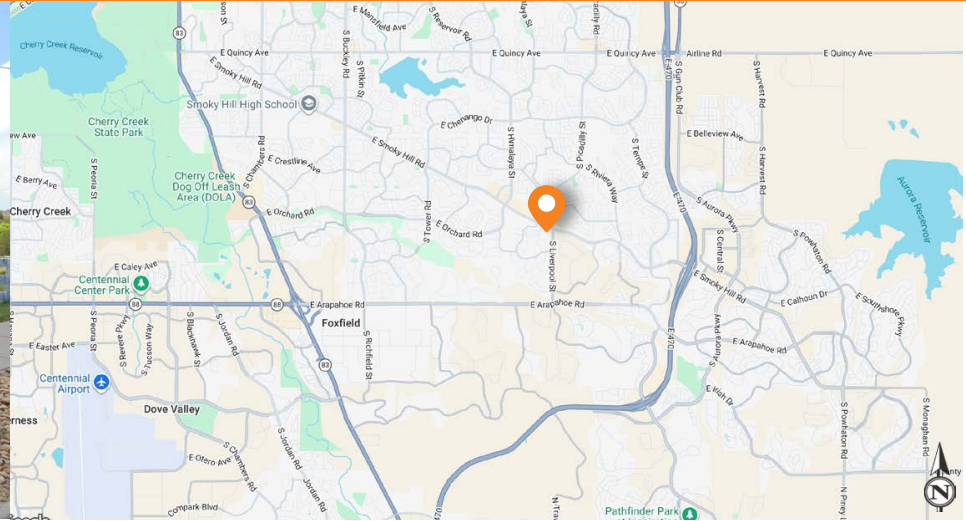
SMOKY HILL COMMERCIAL PADS



6021 S LIVERPOOL ST - CENTENNIAL, CO



FOR SALE OR GROUND LEASE



AVAILABLE

3.343 Acres total
(Divisible)

PROPERTY HIGHLIGHTS

- Pads fronting Smoky Hill at busy Liverpool intersection.
- Allowed uses include restaurants, drive-thrus, financial services, day care, retail, self-storage.

NEARBY RETAILERS



TRAFFIC COUNTS

On E Smoky Hill Rd west of Liverpool St	31,563 CPD
On E Smoky Hill Rd east of Liverpool St	27,723 CPD
On Liverpool St south of E Smoky Hill Rd	15,478 CPD
On Liverpool St north of E Smoky Hill Rd	8,210 CPD

Source: CDOT 2026

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	14,397	113,808	234,420
AVERAGE HH INCOME	\$202,271	\$183,421	\$164,908
BUSINESSES	551	3,436	7,951
EMPLOYEES	2,535	17,048	46,494

Source: Applied Geographic Solutions, 2026

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