

BROMLEY PARK

I-76 & 60TH AVE. - BRIGHTON, CO



PROPERTY HIGHLIGHTS

- 13.12 AC (11.187 Developable)
- Easy access to I-76
- Rapidly developing area
- Excellent location, access, & visibility
- Present zoning allows: Residential Single Family Attached Office/ Research & Development

NEARBY RETAILERS



TRAFFIC COUNTS

On Bridge St west of I-76 7,263 CPD

On I-76 south of Bridge St 32,355 CPD

On I-76 north of Bridge St 26,104 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,577	23,776	48,860
AVERAGE HH INCOME	\$142,954	\$133,889	\$126,897
BUSINESSES	125	499	1,578
EMPLOYEES	1,077	4,484	12,649

Source: Applied Geographic Solutions, 2025 Estimates

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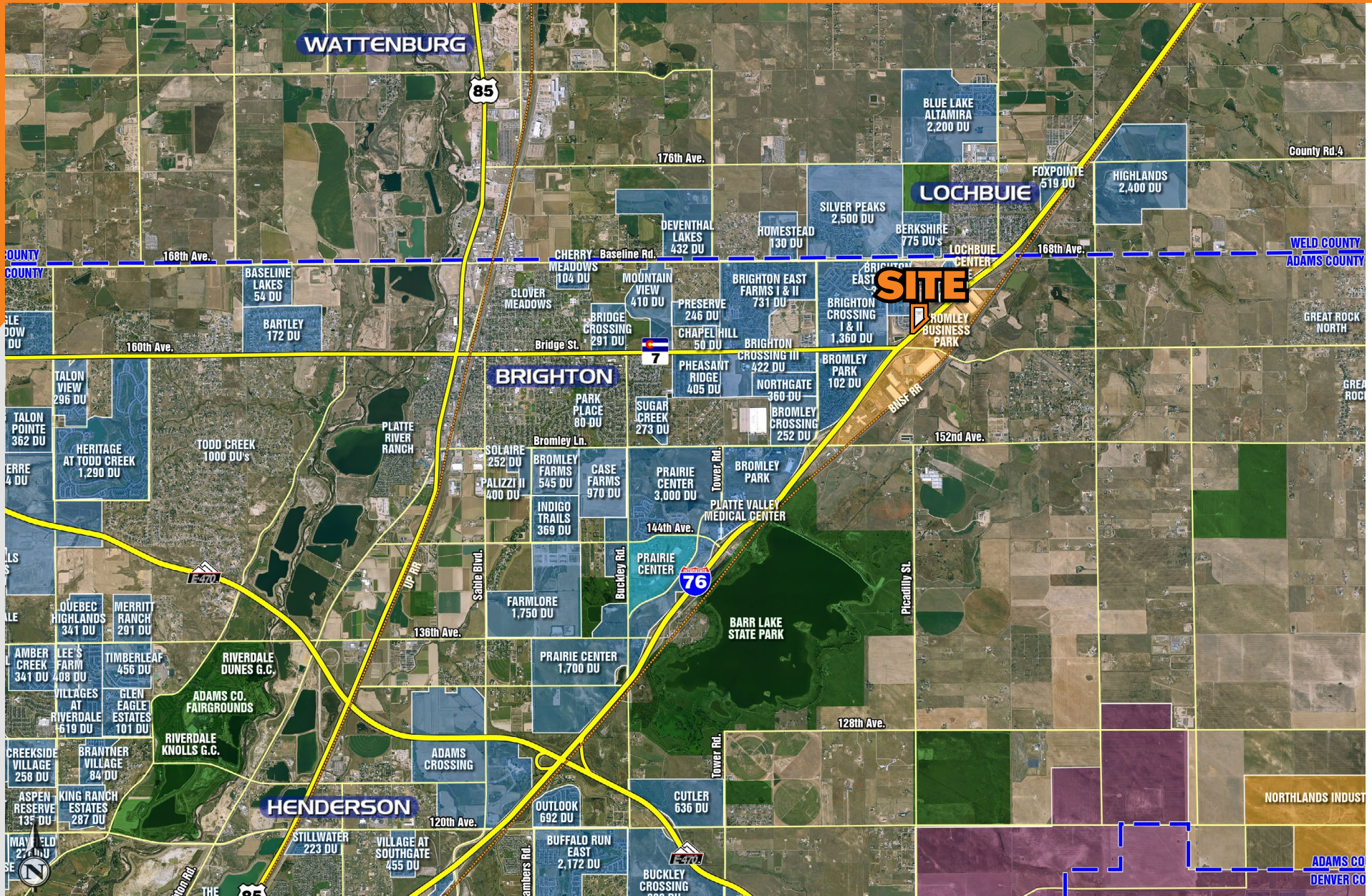
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RETAIL BROKERAGE



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