

BRIGHTON

168TH ST & 50TH AVE - BRIGHTON, CO



PROPERTY HIGHLIGHTS

- Easy access to I-76.
- 7.87 Acres For Sale.
- Excellent location, access, & visibility.

NEARBY RETAILERS



TRAFFIC COUNTS

On 168th Ave east of 60th Ave	8,832 CPD
On 168th Ave west of 50th Ave	9,117 CPD
On Hwy 76 north of 168th Ave	30,206 CPD
On Hwy 76 south of 168th Ave	37,502 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,873	36,742	55,233
AVERAGE HH INCOME	\$171,909	\$147,383	\$137,538
BUSINESSES	110	956	2,028
EMPLOYEES	806	7,349	16,055

Source: Applied Geographic Solutions, 2025 Estimates

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dhlb
RETAIL BROKERAGE



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