

SOUTH VILLAGE LOVELAND



SEC OF HIGHWAY 402 & HIGHWAY 287 - LOVELAND, CO



PROPERTY HIGHLIGHTS

- 15 pad sites for lease and sale that range from 1-2 acres.
- New retail development located in an underserved trade area.
- Located on the “going to work” side of Highway 402 and Highway 287 with great visibility and access.
- Excellent Pad Sites for Pharmacy, Banks, Credit Unions, Coffee, Day Care, Sit Down Restaurants and Medical uses.
- Pads can be subdivided.
- Approximately 561 residential units planned for South Village.

TRAFFIC COUNTS

On Hwy 287 north of Hwy 402 (14th St)	20,955 CPD
On Hwy 287 south of Hwy 402 (14th St)	22,067 CPD
On Hwy 402 (14th St) east of Hwy 287	19,334 CPD
On Hwy 402 (14th St) west of Hwy 287	16,436 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,117	44,518	93,769
AVERAGE HH INCOME	\$77,318	\$103,893	\$118,468
BUSINESSES	274	2,662	4,566
EMPLOYEES	2,257	18,591	33,592

Source: Applied Geographic Solutions, 2025 Estimates

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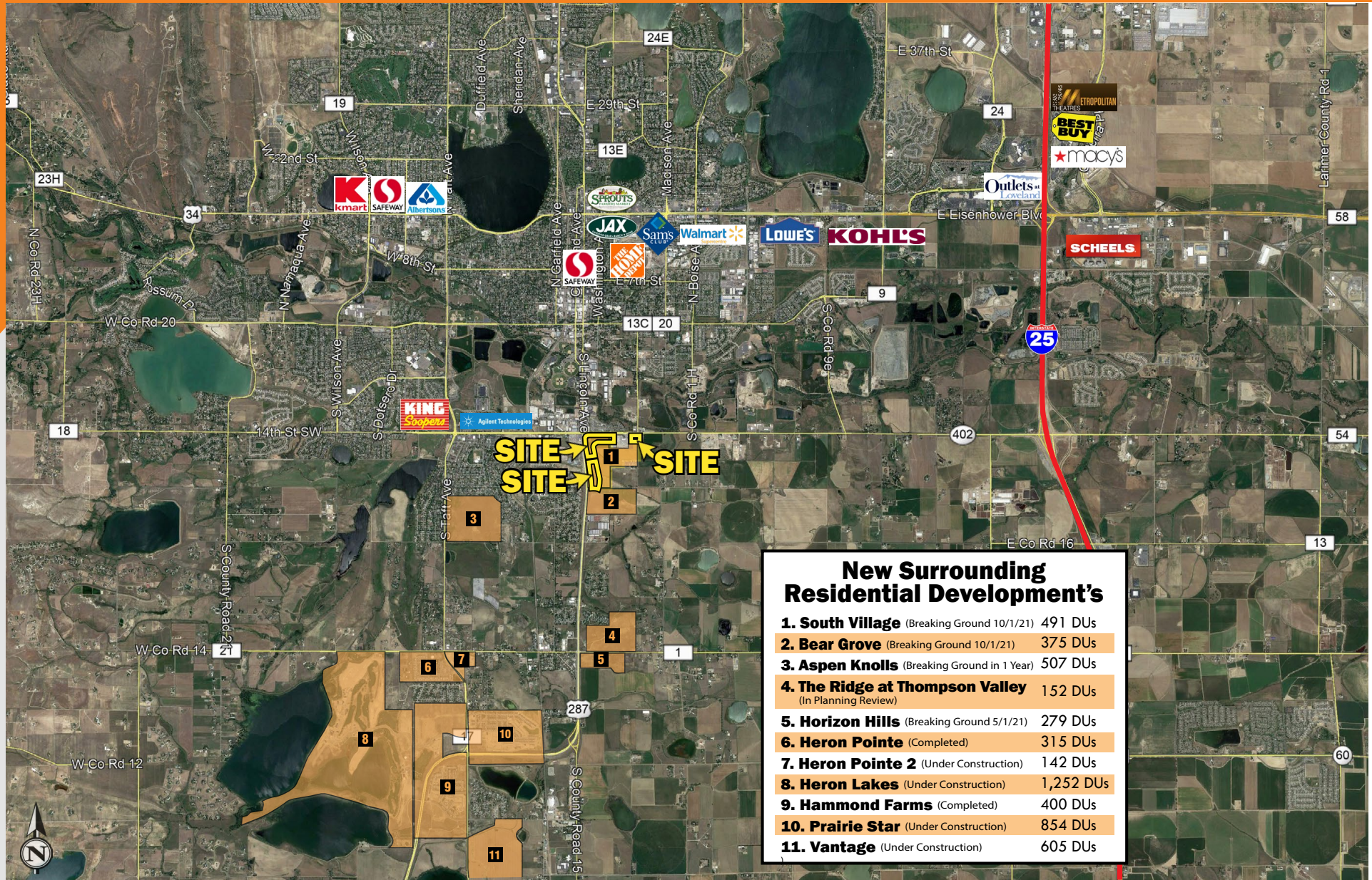
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