## **WASHINGTON POINT**

SWC 120th Ave & Washington St, Northglenn, CO



### PROPERTY OVERVIEW:

♦ 100% LEASED

For more information, contact:

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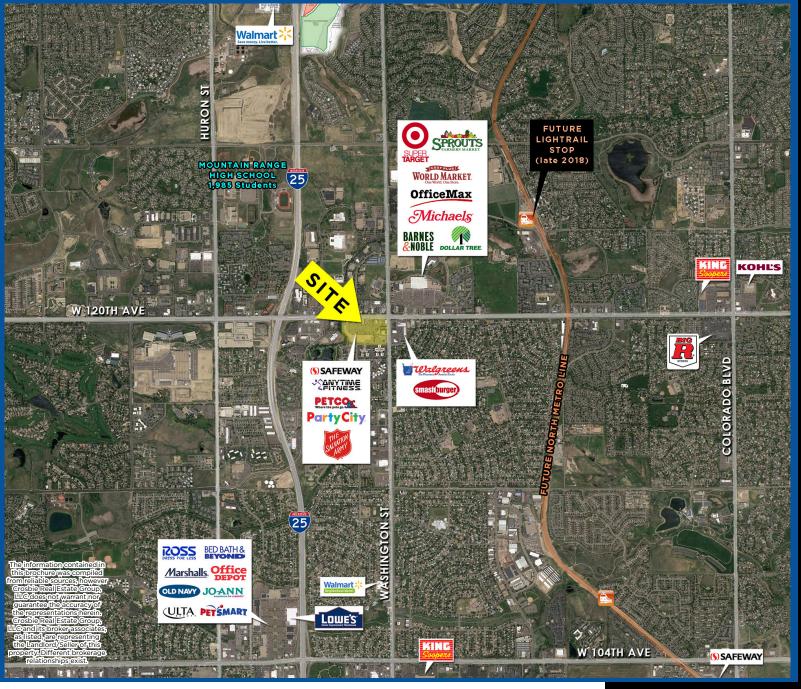
## **FEATURES:**

- Strong traffic counts and great demographics
- ♦ Close proximity to I-25
- ♦ Strong retail corridor
- Join Safeway, Petco, Party City, GNC, Papa Murphy's, Floyd's Barbershop, Cost Cutters, Snappy Nails, Cricket Wireless, Anytime Fitness, Affordable Dentures and more!



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## DEMOGRAPHICS



POPULATION
1 Mile: 5 Mile:

18,189 134,451 297,373

## DAYTIME POPULATION 3 Mile: 5 Mile:

1 Mile: 3 Mile: 5 Mile: 8,612 35,166 72,269

## AVG. DAILY TRAFFIC



2795 SPEER BLVD #10

Washington south of 120th Ave 24,803 VPD 120th Ave west of Washington 46,585 VPD 120th Ave east of Washington 46,658 VPD



1 Mile: 3 Mile: 5 Mile: 7,682 50,368 107,413



AVG. HH INCOME

1 Mile: 3 Mile: 5 Mile:

\$50,324 \$79,091 \$79,915

Disclosure Agreement



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