

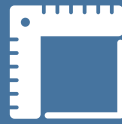
10590 EAST TENNESSEE AVENUE

SITE

S. HAVANA ST.
3,900 VPD

E. MISSISSIPPI AVE.
23,564 VPD

E. MISSISSIPPI AVE.
32,693 VPD



LAND SIZE:

0.63 ACRES
27,442 SF



PRICE:

\$305,000



ZONED:

B-1

FOR SALE

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION:	28,096	204,147	478,541
DAYTIME POPULATION:	20,909	174,395	454,457
AVERAGE HH INCOME:	\$58,046	\$65,641	\$79,378

MPSI 2017 Estimates

PROPERTY HIGHLIGHTS

- RETAIL LAND DIRECTLY NORTH OF GARDENS OF HAVANA SHOPPING CENTER
- HIGH TRAFFIC / DENSELY POPULATED AREA
- ZONED B-1 ALLOWING FOR A MULTITUDE OF USES





COLLIERS INTERNATIONAL

4643 S. Ulster Street | Suite 1000
Denver, CO 80237

JASON F. KINSEY

303 283 4598
jason.kinsey@colliers.com

BRADY KINSEY

720 833 4618
brady.kinsey@colliers.com