

5220

W. 25th Ave. | Edgewater, CO 80214

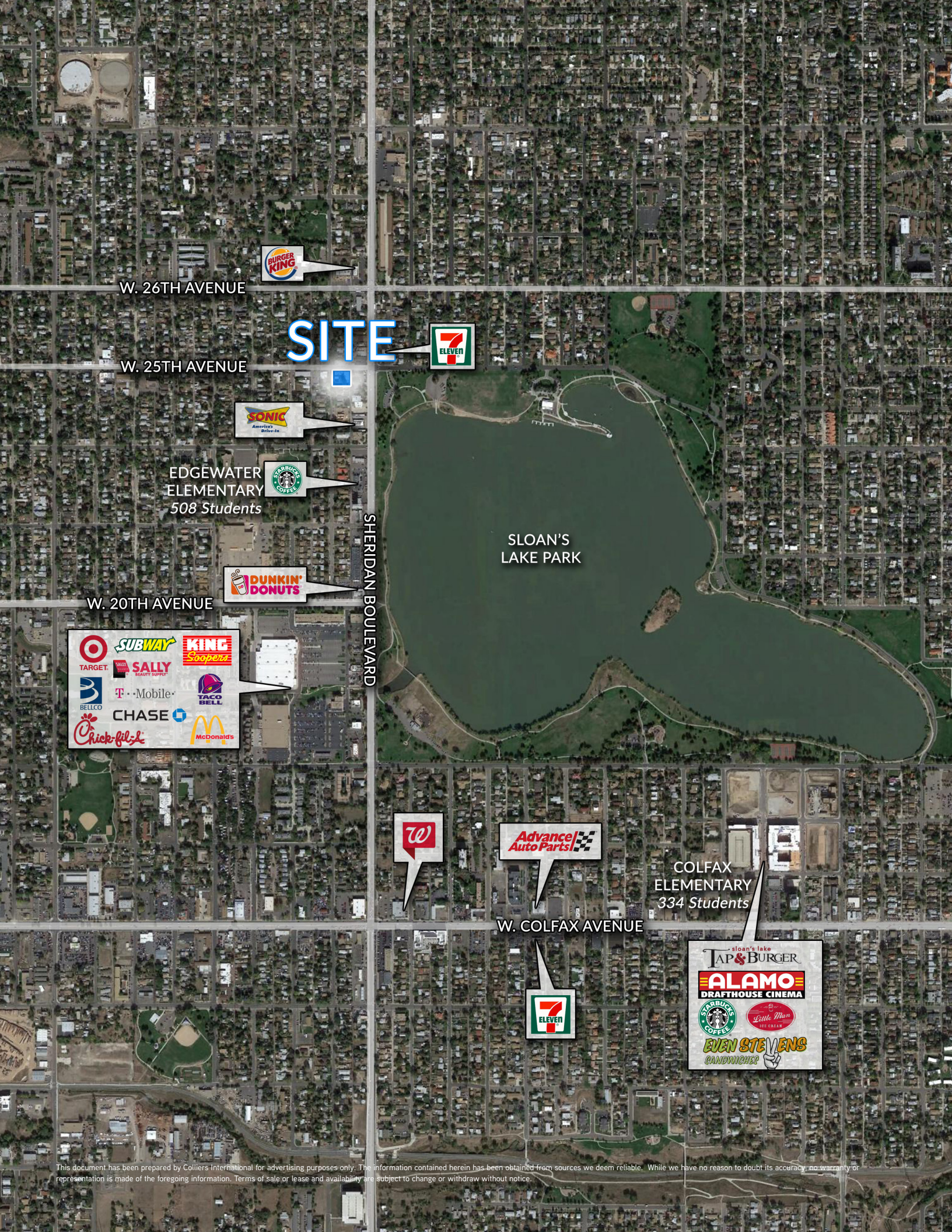


FOR LEASE 1,750 SF

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Edgewater, CO 80214

Rate: Contact Broker
NNN: \$4.00/SF (Estimated)

- Located along the Historic 25th Avenue corridor
- Former salon space. Interior was recently cleaned and repainted
- Ground floor retail of apartment building available in Sloan's Lake neighborhood
- High daytime and residential population counts
- Surrounded by popular local businesses

TRAFFIC COUNTS

| | 35,300 VPD | 35,852 VPD |
|--|--------------------------------------|--------------------------------------|
| | Sheridan Blvd. North of W. 25th Ave. | Sheridan Blvd. South of W. 25th Ave. |

MPSI 2016 Estimates

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------|----------|----------|----------|
| Population | 21,341 | 164,377 | 442,358 |
| Avg. HH Income | \$67,833 | \$73,594 | \$72,735 |
| Daytime Population | 15,007 | 179,368 | 582,877 |

FLOOR PLAN

