

5220

W. 25th Ave. | Edgewater, CO 80214

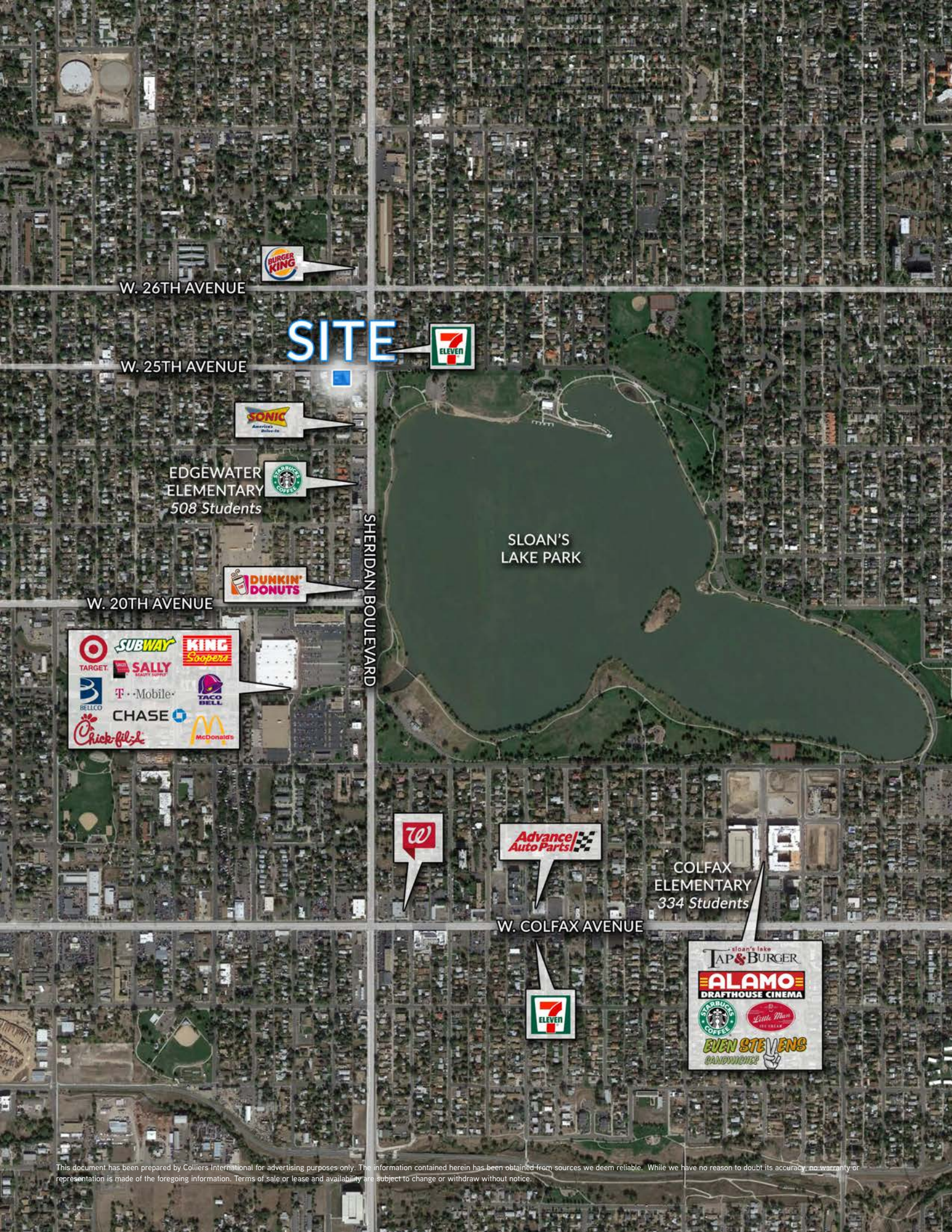


FOR LEASE 1,750 SF

COLLIERS INTERNATIONAL
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Edgewater, CO 80214

Rate: Contact Broker
NNN: \$4.75/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

