

501 EAST COUNTY LINE ROAD LITTLETON, COLORADO 80122

\$1,400,000.00



FOR SALE > FREESTANDING RESTAURANT BUILDING



Building Size

5,650 SF

Land Size

57,935 SF

Sale Price

\$1,400,000

+ FF&E

\$100,000

Parking

60 SPACES

HIGHLIGHTS

High profile restaurant and land available in the Littleton/Highlands Ranch trade area

FF&E available for purchase

High incomes and high traffic counts

New roof and HVAC system

Visibility to C-470

1 MILE 3 MILES 5 MILES

POPULATION

9,623

108,872

252,984

AVERAGE HH INCOME

\$119,672

\$125,203

\$125,278

DAYTIME POPULATION

14,173

94,364

211,222

ESRI, 2017 Estimates

TRAFFIC COUNTS

20,484 VPD County Line Rd. East of S. Broadway

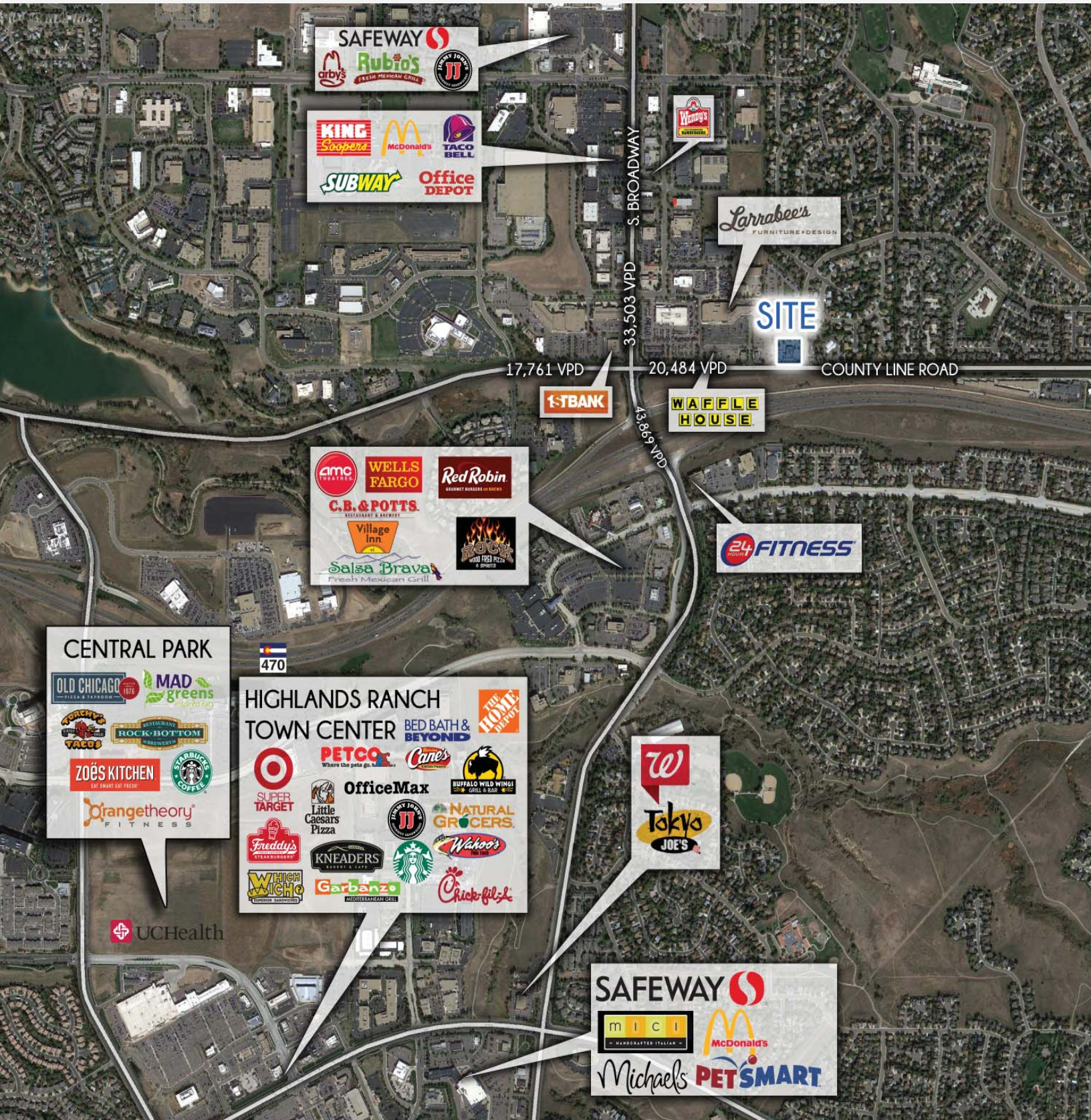
43,869 VPD Broadway South of East County Line Rd.

33,503 VPD Broadway North of East County Line Rd.

MPSI, 2016 Estimates



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