

3955

FOR SALE
PERALTA DRIVE
 LOVELAND, CO 80538



SITE INFORMATION

- Retail land with direct visibility to I-25
- Budweiser Event Center directly to the North
- Developing Business zoning allows for a multitude of uses
- Utilities to the lot line

1.44 Acres

\$1,200,000.00

	3 MILE	5 MILES	10 MILES
POPULATION	11,718	54,994	248,335
AVERAGE HH INCOME	\$130,149	\$94,762	\$93,873
DAYTIME POPULATION	21,452	61,009	231,388

ESRI, 2017 Estimates

	TRAFFIC COUNTS
11,500 VPD	CROSSROADS BLVD. EAST OF I-25
11,190 VPD	CROSSROADS BLVD. WEST OF I-25
60,518 VPD	I-25 SOUTH OF CROSSROADS BLVD.

MPSI, 2016 Estimates



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