

BOXELDER COMMONS

SEC 5th Street & Jefferson Avenue | Wellington, Colorado 80549

NEW DEVELOPMENT FOR SALE



GROCERY ANCHORED RETAIL DEVELOPMENT

9,030 SF ENTITLED BUILDING FOR SALE | \$1,200,000 Land Available For Sale | Contact Broker For Pricing





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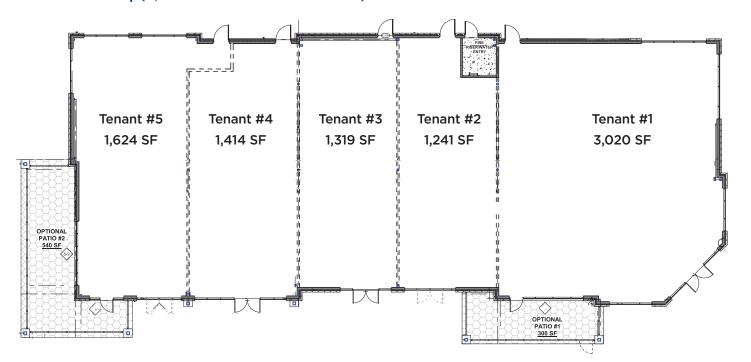


PROPERTY HIGHLIGHTS

- 9,030 SF Entitled Building Available
- C-3 Highway commercial zoning
- Fully sprinkled
- 5:1,000 SF Parking ratio

DEMOGRAPHICS	CoStar, 2022		
	1 Mile	3 Miles	5 Miles
2022 Population (Pop.)	6,727	10,641	12,904
2027 Projected Pop.	7,611	11,884	14,353
2022 Households (HH)	2,537	3,980	4,811
2027 Projected HH's	2,887	4,474	5,382
Avg. HH Income	\$106,436	\$115,510	\$116,019

FLOOR PLAN | (9,030 SF ENTITLED BUILDING)

















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This retail development is located in the heart of Wellington, Colorado, a growing submarket of Fort Collins. Anchored by the only supermarket in the region and paired with highway visibility to nearly 30,000 daily cars on I-25, this property has an unbeatable location. With this multi-building development, many options exist to serve a variety of businesses.

Come to Wellington and be a part of the city's best opportunity before it's too late.

CHEYENNE **Washington Ave.** Jefferson Ave. Ilington Middle **ELLINGTO SUBJECT PROPERTY DOLLAR GENERAL** Jefferson Ave. ±1.75 Acres Available ±3.37 Acres Available Proposed 9,030 SF **Entitled Building** COLLINS 🔁 Ziggi's

For more information, please contact:

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