



**FOR SALE**

**1426 N  
95TH STREET**

LAFAYETTE, CO 80301

**4,307 SF BANK WITH  
EXCELLENT VISIBILITY**

**ASKING PRICE:  
\$1,900,000**

### **Property Description**

- Excellent visibility near the intersection of Arapahoe Road and 95th Street
- Ample parking with 24 surface spaces
- Four-lane drive-thru teller stations
- Located in a vibrant area surrounded by businesses and residential neighborhoods





## PROPERTY INFORMATION

**ADDRESS** 1426 N. 95th Street,  
Lafayette, CO 80301

**BUILDING SIZE** 4,307 SF

**LAND AREA** 1.10 AC (47,785 SF)

**BUILT** 2007

**PARKING** 24 Surface spaces

**ASKING RATE** Contact broker for pricing

**ZONING** C1

**ASKING PRICE** \$1,900,000

### Demographics

Esri, 2021

	1 Mile	3 Miles	5 Miles
POPULATION	3,893	44,582	91,700
AVERAGE HH INCOME	\$242,795	\$183,584	\$178,473
NUMBER OF HOUSEHOLDS	1,429	17,686	36,409

### Traffic Counts

Source, 2021

Intersection	Vehicles Per Day
N. 95TH STREET	10,715 VPD
ARAPAHOE ROAD	19,000 VPD

For more information, please contact:

**TYLER BRAY**

Director  
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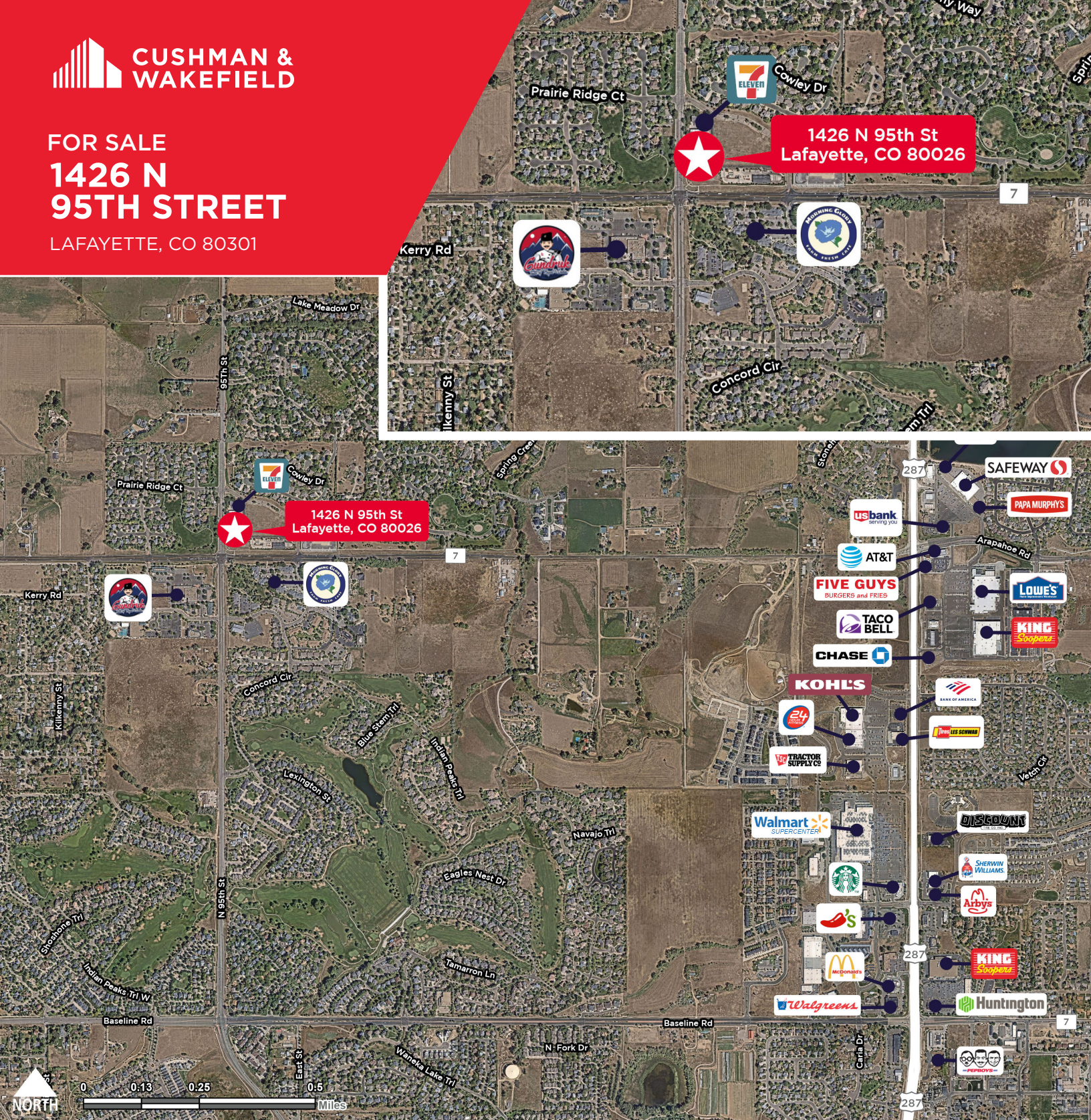
**NICO DEMETRIAN**

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