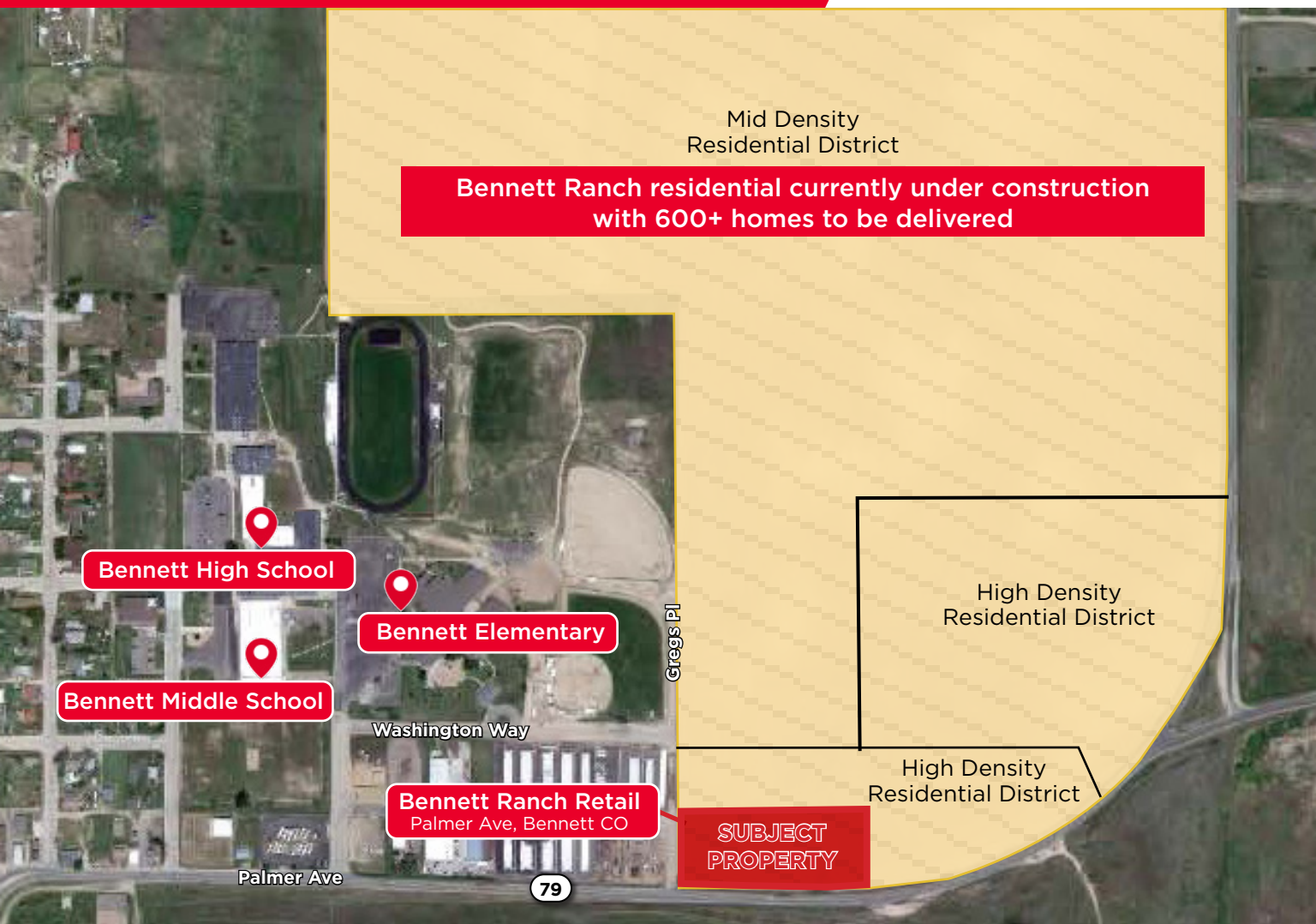


FOR SALE

BENNETT RANCH RETAIL

SWC OF GREG'S PLACE & PALMER AVE
BENNETT, CO 80102



PRICE: \$980,000.00

PROPERTY FEATURES

Size: 65,340 SF / 1.50 AC
County: Adams County
Zoning: General
Commercial District

PROPERTY HIGHLIGHTS

- Hard corner commercial lot
- Significant residential development planned for submarket
- Strong exposure off Hwy 79
- Growing submarket

DEMOGRAPHICS	COSTAR 2023		
	2 Mile	5 miles	10 mile
Population	2,885	5,596	101,136
Average HH Income	\$81,785	\$97,173	\$106,221
Number of Households	1,148	2,432	4,556
Daytime Populations	1,031	1,995	3,972

TRAFFIC COUNTS	COSTAR 2023
Intersections	Vehicles Per Day
Palmer Ave. & 7th St.	4,324
Adams St. & E Colfax Ave. S	5,586

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