

# INVESTMENT OPPORTUNITY

9620 Federal Blvd., Denver, CO 80260

FOR SALE



## OFFERING SUMMARY

|             |                |
|-------------|----------------|
| Sale Price: | \$1,200,000.00 |
| Lot Size:   | 1.1 Acres      |
| Zoning:     | C-1            |

## PROPERTY HIGHLIGHTS

Commercial land opportunity for Developer/Investor.

Strategically located at the corner of Federal Blvd. and W. 96th Ave., this commercial land opportunity offers excellent visibility and strong daily traffic counts, making it an ideal location for future commercial development.

The property is surrounded by established residential and commercial activity, providing a strong customer base which will support the site's long-term development potential.

Conveniently located just minutes to I-25, this site offers excellent accessibility and exposure in an established and growing trade area.

### TOM BEVANS

Antonoff & Co. Brokerage, Inc.

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The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

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|                               | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------------------|-----------|-----------|-----------|
| 2025 Total Population         | 27,038    | 149,447   | 353,896   |
| 2025 Average household income | \$100,446 | \$110,478 | \$114,591 |
| Businesses                    | 447       | 6,269     | 14,517    |
| Employees                     | 3,149     | 45,465    | 121,803   |

## TRAFFIC COUNTS

|                               |            |
|-------------------------------|------------|
| Federal Blvd. S of 112th Ave. | 38,352/vpd |
| Federal Blvd. S of Green Ct.  | 32,003/vpd |
| Federal Blvd. W of 94th Ave.  | 28,946/vpd |

\* Demographics provided by CoStar

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