

6336 Leetsdale Dr.

Denver, CO 80224

PRICE REDUCED

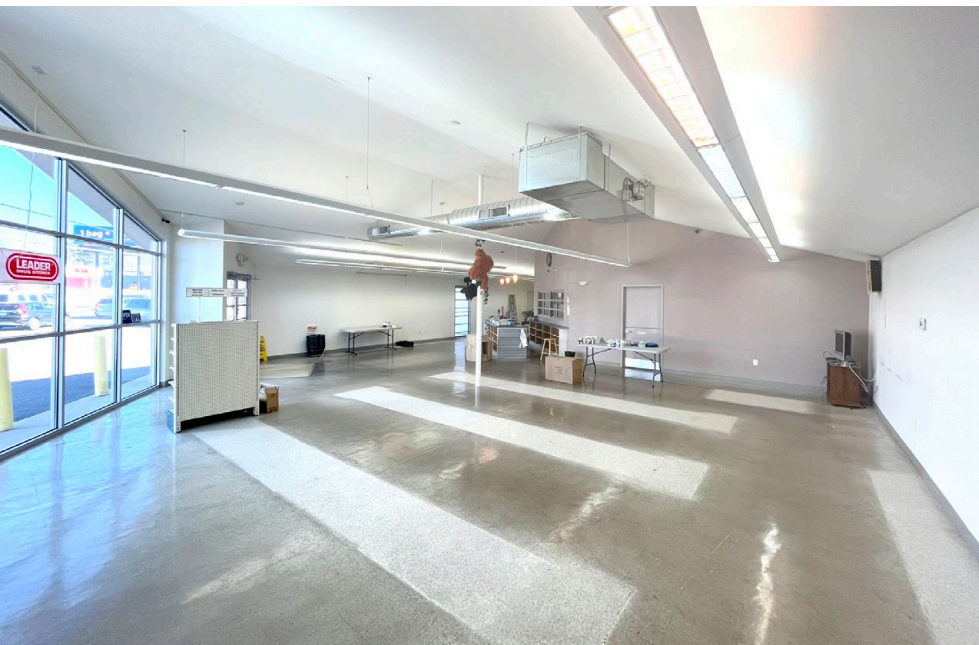
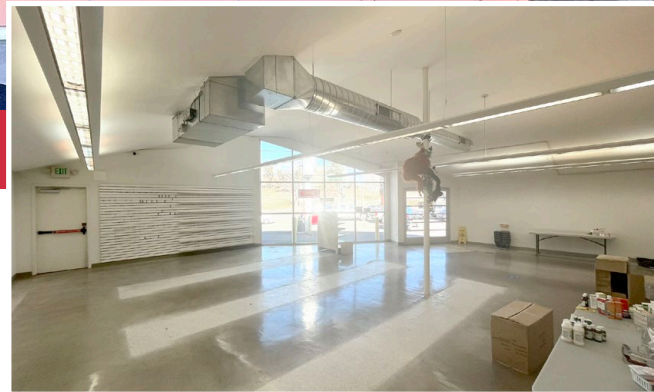
FOR SALE
\$1,149,000



PRIME RETAIL FOR SALE

Property Overview

- Centrally located in convenient, accessible Southeast Denver neighborhood
- Vibrant mix of local restaurants, service retail, and everyday amenities located along Leetsdale
- Incredible Leetsdale frontage
- High visibility location (42,000+ VPD on Leetsdale Dr.)
- High, pitched ceiling and loads of natural light



Available SF	5,085 SF Total 3,059 SF First Floor 2,024 SF Basement
Year Built	1976
Lot Size	10,367 SF
Parking	18 Surface
Zoning	B4
Taxes	\$24,370.94

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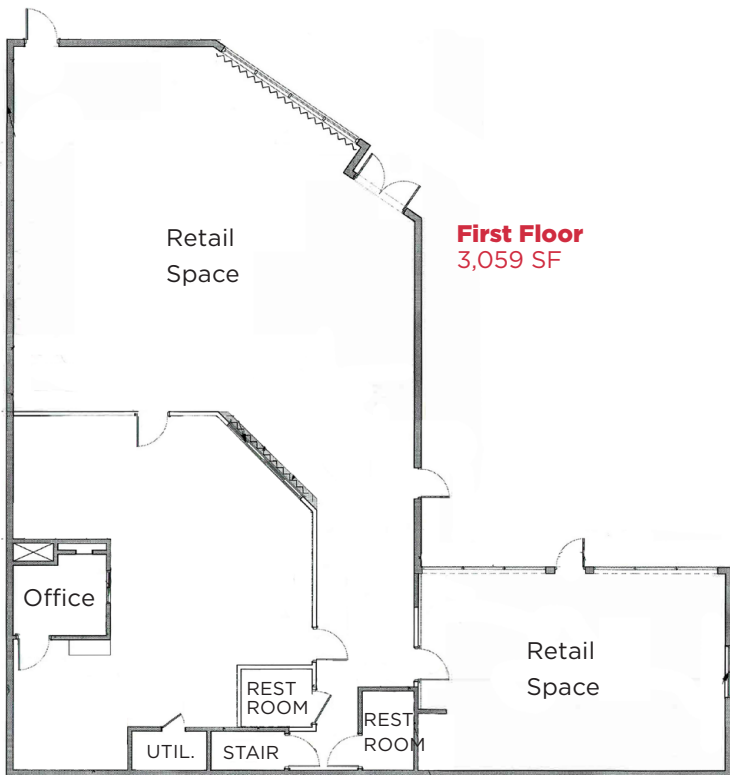
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dfischer@shamesmakovsky.com

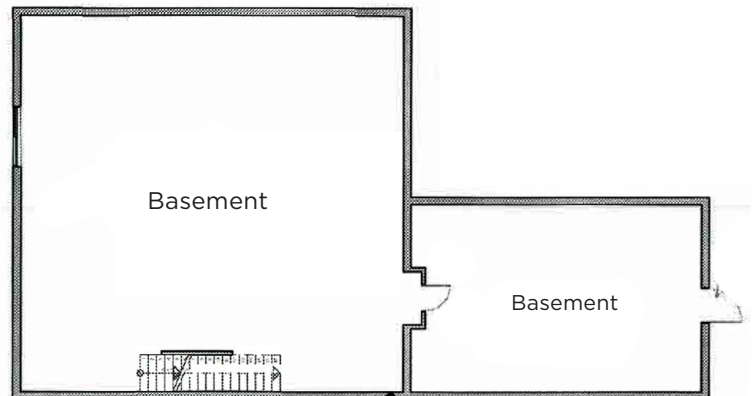
Hayden Hirschfeld

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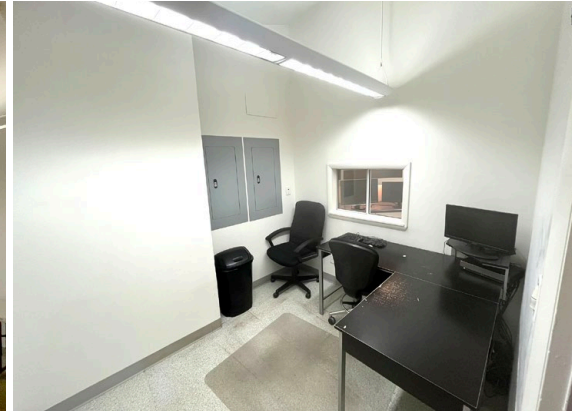
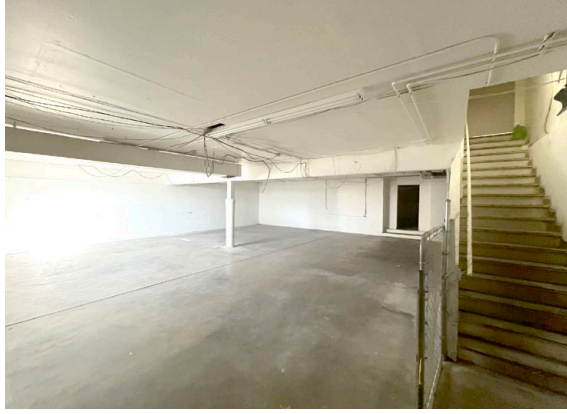
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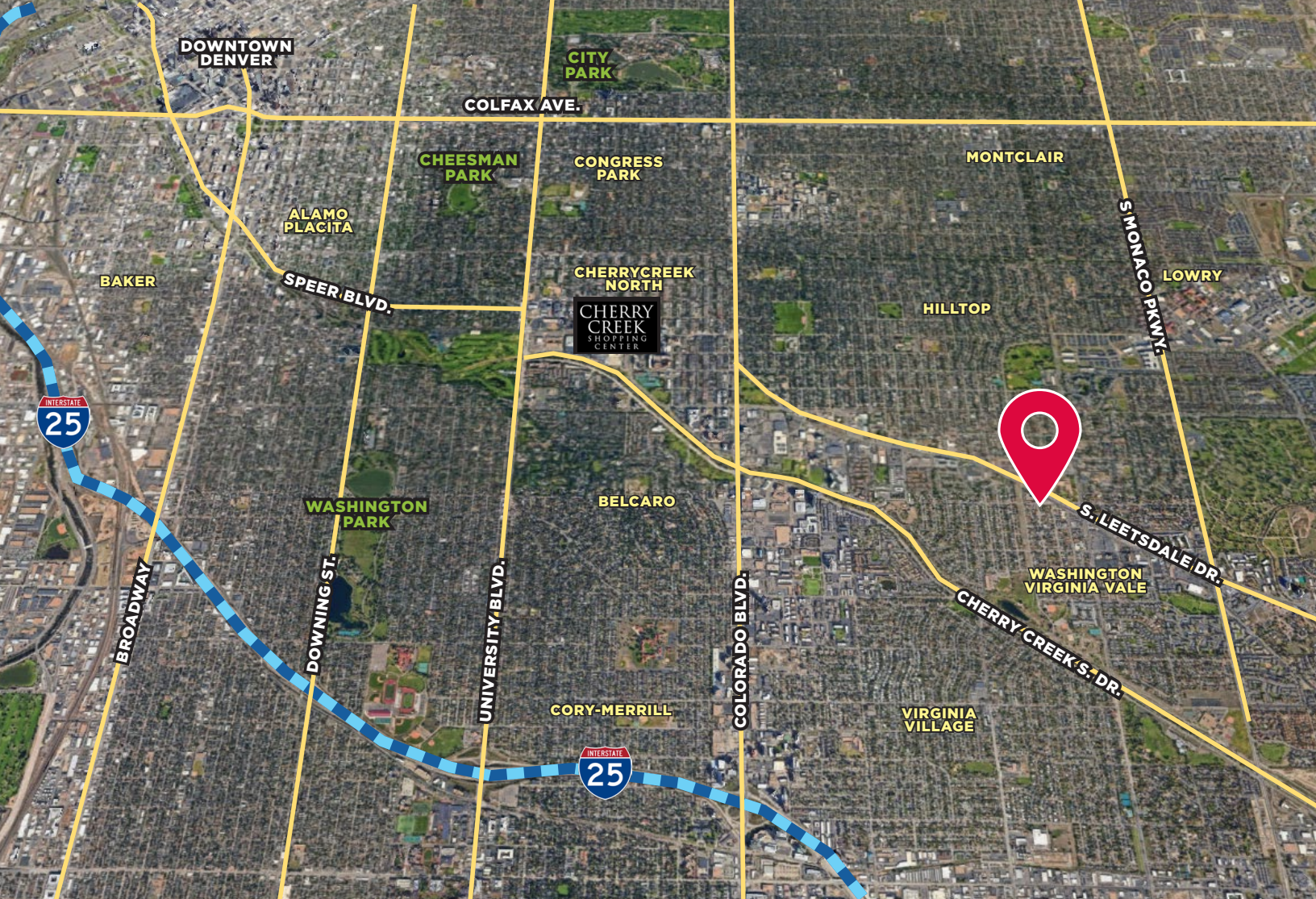


Basement
2,024 SF



6336
Leetsdale Dr.





Demographics

	1 Mile	3 Mile	5 Mile
Population	24,074	196,965	536,676
Avg Household Income	\$91,940	\$105,872	\$102,412
Median Home Value	\$461,438	\$512,266	\$471,672

*Source: CoStar

Traffic Counts

	Vehicles/Day
Leetsdale @ Locust	42,763
Monaco @ Leetsdale	26,172

*Source: CoStar



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