

CONIFER TOWN CENTER

Hwy 285 & Conifer Town Centre Drive, Conifer, CO



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PROPERTY OVERVIEW:

- Pads for lease or sale in front of Safeway & Natural Grocers anchored shopping center
- 3,000 SF finished restaurant space available
- High income area
- 2.5 million visitors per year to South Platte Ranger District
- Great access and visibility to Highway 285

CROSBIE

REAL ESTATE

GROUP

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DEMOGRAPHICS

POPULATION

3 Mile: 5,588
5 Mile: 14,100
Trade Area: 37,473

EMPLOYEES

3 Mile: 2,078
5 Mile: 3,464
Trade Area: 9,135

AVG. HH INCOME \$

3 Mile: \$206,558
5 Mile: \$194,896
Trade Area: \$175,939

HOUSEHOLDS

3 Mile: 2,362
4 Mile: 6,031
Trade Area: 16,008

TRAFFIC COUNTS

On Highway 285 west of Turkey Creek: 30,976 vpd
On Highway 285 east of State Hwy 73: 32,504 vpd

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