

AVAILABLE



NEC 56TH AVENUE & TOWER ROAD

PROPERTY HIGHLIGHTS

New Sprouts anchored shopping center  
NOW OPEN!

Last pad site available for sale, GL, or BTS

Outlook Gateway apartments now open! (326  
one and two bedroom apartment homes)



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# SITE PLAN



## 56th Avenue & Tower Road

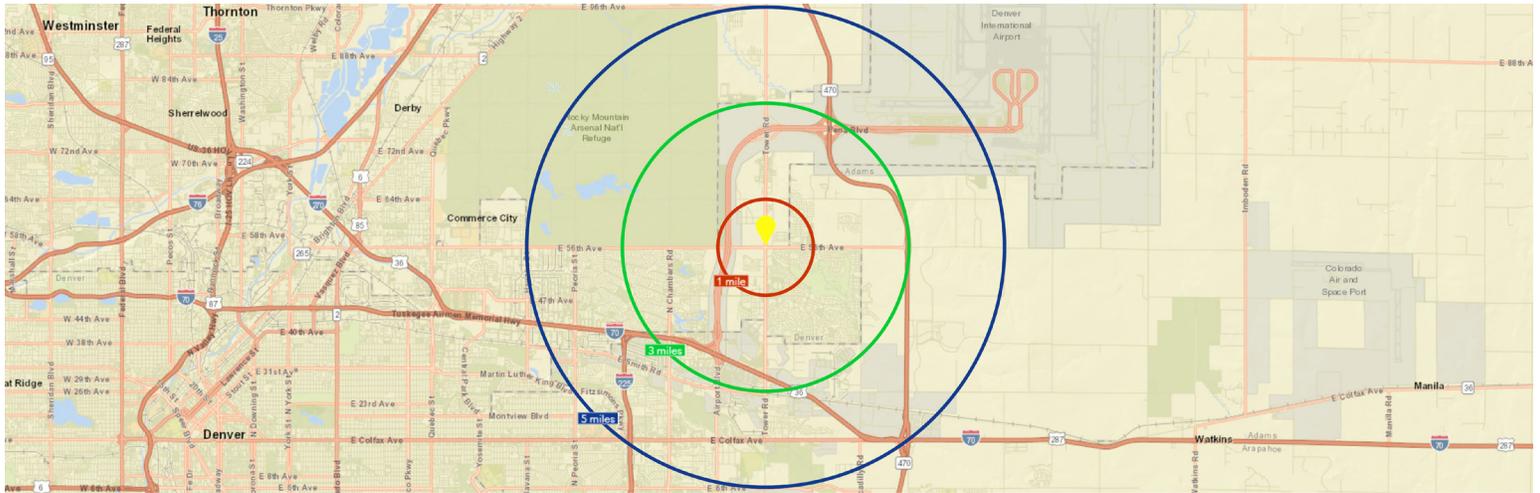
New Sprouts anchored shopping center now open! Located along busy Tower Road at 56th Avenue, only one outparcel remains available. The shopping center provides convenient access to Pena Boulevard and E-470.

Huge residential and commercial growth in the trade area, including the 1,500 room Gaylord Hotel & Conference Center and Panasonic's 400-acre Enterprise Solutions Campus





# AREA DEMOGRAPHICS



## DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	9,447	67,508	116,134
PROJ. POPULATION IN 2026	11,711	75,587	129,847
AVG. HOUSEHOLD INCOME	\$89,897	\$87,265	\$80,315
DAYTIME POPULATION (EMPLOYEES)	1,848	16,663	53,754

SOURCE: ESRI 2021

## TRAFFIC COUNTS

LOCATION	CARS/DAY
Tower Rd north of 56th Ave	18,303
Tower Rd south of 56th Ave	17,000 <sup>1</sup>
56th ave west of Pena Blvd	29,465 <sup>2</sup>
Pena Blvd south of 56th St	115,272 <sup>3</sup>

SOURCE: ESRI 2014, <sup>1</sup>2019, <sup>2</sup>DRCOG 2017, <sup>3</sup>2018



## BROKER CONTACT

### ABOUT SULLIVANHAYES

SullivanHayes Brokerage is Colorado's premier, full service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978. SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: [www.sullivanhayes.com](http://www.sullivanhayes.com)

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All information to be independently verified.