

FALCON MARKETPLACE

NWC E Woodmen Rd & Meridian Rd, Falcon, CO



PROPERTY OVERVIEW:

- Under served trade area
- Close proximity to Hwy 24
- Positioned at the busiest intersection in trade area



DEVELOPED BY:

Evergreen | Developing community. Delivering excellence.
Heather Wiseman
 Director of Leasing
 303-656-8713
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DEMOGRAPHICS

POPULATION				HOUSEHOLDS			
Icon	1 Mile:	3 Mile:	5 Mile:	Icon	1 Mile:	3 Mile:	5 Mile:
	4,029	21,370	43,474		1,411	6,889	14,225
DAYTIME POPULATION				AVG. HH INCOME			
Icon	1 Mile:	3 Mile:	5 Mile:	Icon	1 Mile:	3 Mile:	5 Mile:
	1,231	2,359	4,137		\$106,409	\$105,787	\$106,431

The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.



For more information, contact:

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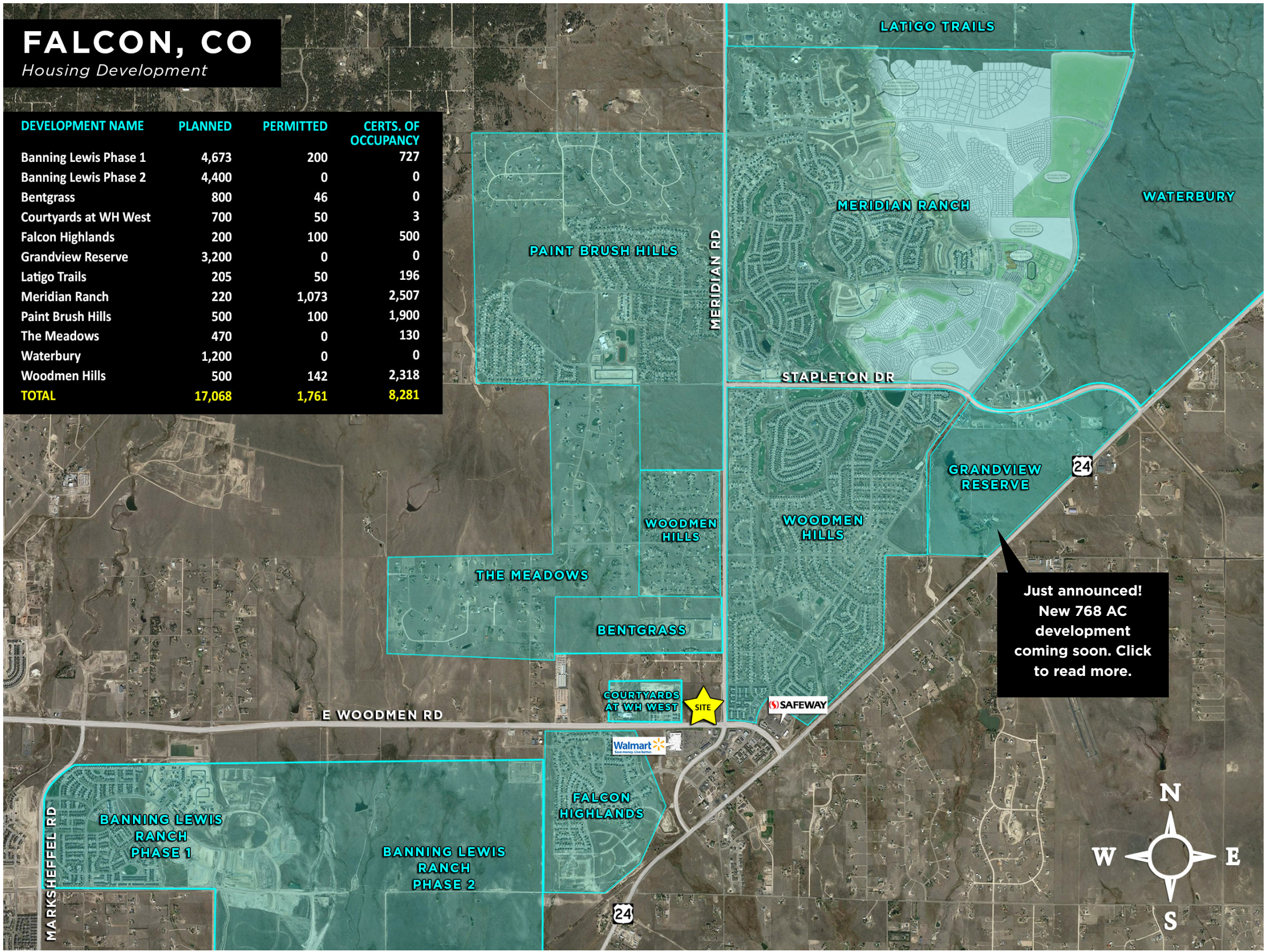
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FALCON, CO
Housing Development

DEVELOPMENT NAME	PLANNED	PERMITTED	CERTS. OF OCCUPANCY
Banning Lewis Phase 1	4,673	200	727
Banning Lewis Phase 2	4,400	0	0
Bentgrass	800	46	0
Courtyards at WH West	700	50	3
Falcon Highlands	200	100	500
Grandview Reserve	3,200	0	0
Latigo Trails	205	50	196
Meridian Ranch	220	1,073	2,507
Paint Brush Hills	500	100	1,900
The Meadows	470	0	130
Waterbury	1,200	0	0
Woodmen Hills	500	142	2,318
TOTAL	17,068	1,761	8,281

24.3%
annual growth
from
2000 to 2020
within **3 mile**
radius of site.
- Site Seer

Just announced!
New 768 AC
development
coming soon. Click
to read more.

