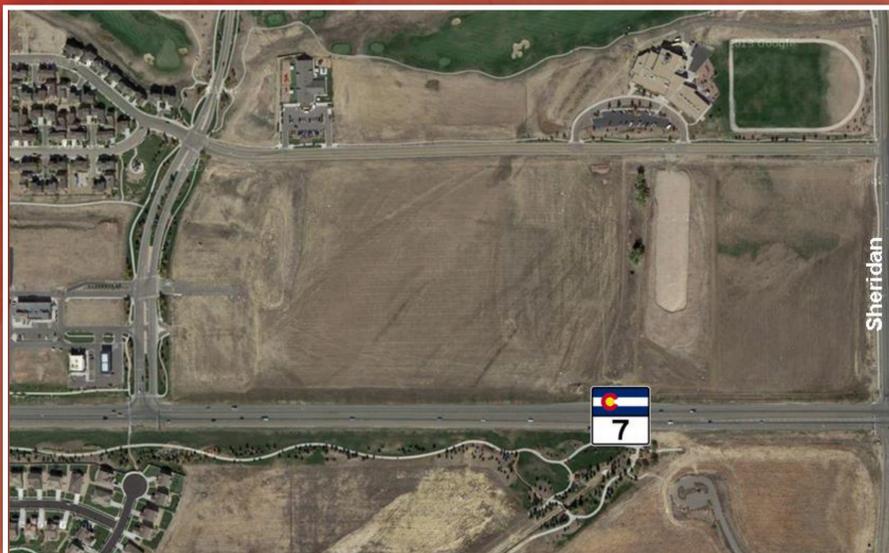


HIGHWAY 7 & SHERIDAN

your customers are already here



Babies and Bliss to Aging of Aquarius

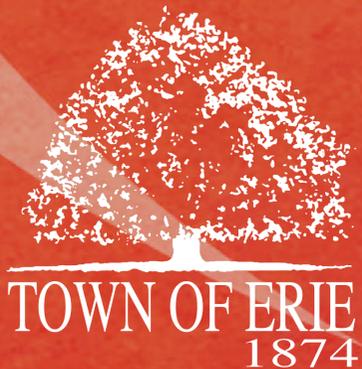
GENERAL DEMOGRAPHICS

	1 MILE	5 MILE	15 Mile
Population	5,846	90,187	983,492
Housholds	2,050	32,007	367,803
Avg. Household Income	\$129,100	\$111,780	\$87,084
Median Age	34.4	36.6	34.6
% Owner Occupied Housing Units	85.3%	83.7%	65.8%
% Age 25+ Bachelor Degree or Higher	52.6%	47.5%	36.2%

AVAILABLE PROPERTY

- NWC: King Soopers Marketplace anticipated to open November 2016 with a fuel station, 7,100 sf inline and 3 pad sites. Crosbie represents inline and pad sites for King Soopers.
- DHL represents remaining 17+/- commercial acres.

- AADT 27,400(2011)
- Located at the southeast corner of Town, this intersection will be the first center along Highway 7 serving the both Erie and Broomfield. The proximity to existing and planned residential units and upcoming mixed-use and office complexes makes this site perfect for an additional big box or multiple junior box and supporting retailers & services.



For more information, visit us at
www.erieco.gov/economic_development
 303.926.2769

