

# COMMERCIAL BUILDING LOT

HIGHWAY 74 & BRYANT DR., EVERGREEN, CO 80439



## FEATURES

**.67 Acre Commercial Lot**



**Excellent Visibility**



**Hard Corner  
with Lighted Intersection**



**Great Bank, Medical Office, or In-line Site**



## VICINITY MAP



FOR FURTHER INFORMATION CONTACT:

**303-398-2111**

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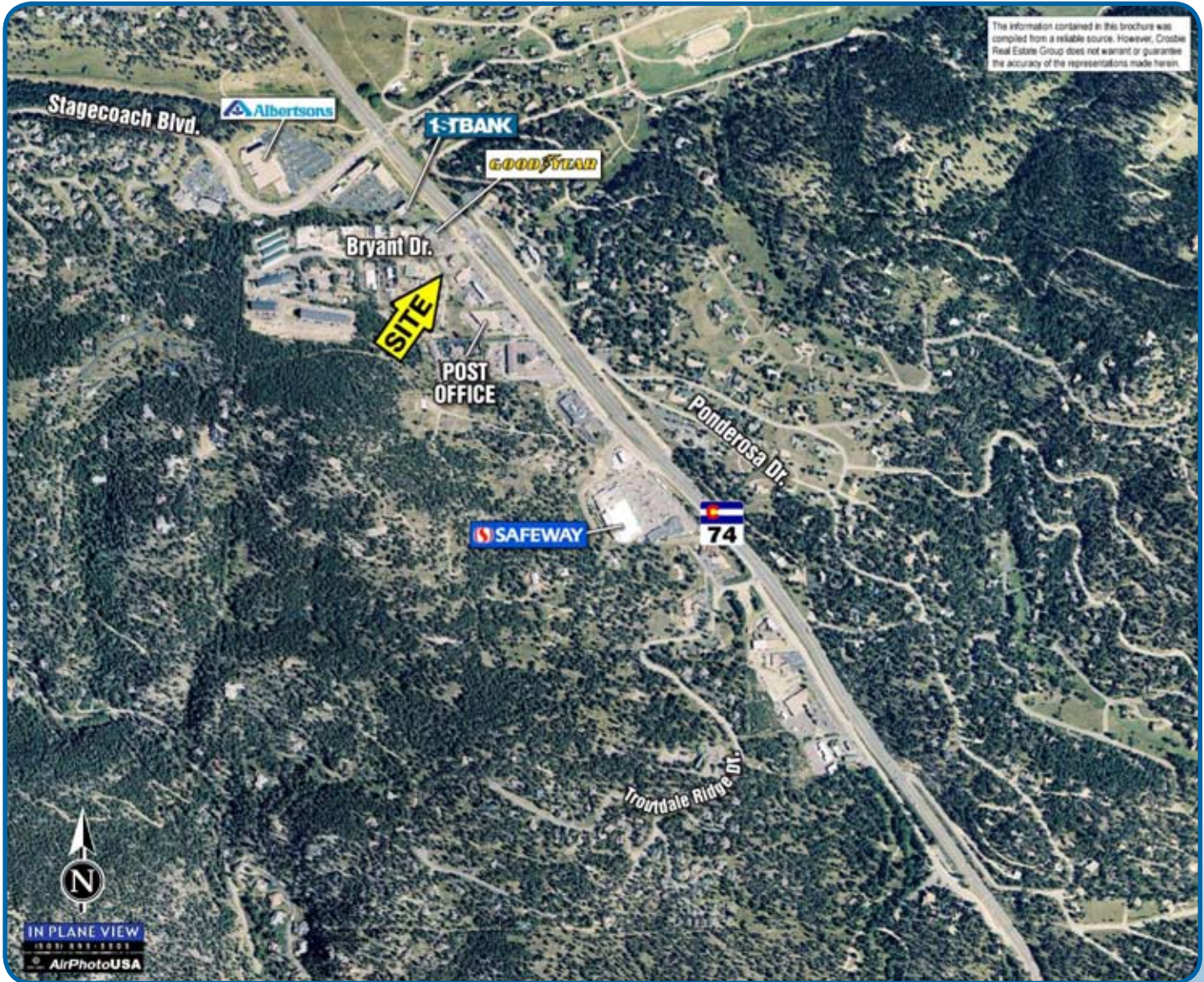
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## 3 & 5 MILE TRADE AREA DEMOGRAPHICS

	Population	Households	Avg HH Income	Employment
3 Mile Radius	12,189	4,884	\$125,945	6,223
5 Mile Radius	22,877	9,224	\$128,696	12,036

(Scan US 2007)



## TRAFFIC COUNTS

On Highway 74 south of Bryant Dr.	20,368 VPD
On Highway 74 north of Bryant Dr.	24,567 VPD

(CDOT)



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