

# NWC 96TH & SHERIDAN

RARE RETAIL PAD AND MULTI-TENANT OPPORTUNITIES IN WESTMINSTER



## INFORMATION

- New Multi-Tenant Building with up to 11,000 SF of space available
- Signalized intersection with additional right in/right out
- Allowed uses include fast-casual and full-service restaurants, fitness, hair and nail salons, florists, dry cleaners, and many other retail uses
- Strong trade area with excellent demographics and traffic counts
- Hyland Village: Home Builder David Weekly is building approximately 150 single family residential units
- Hyland Village: Multi-family developer under contract to develop 165 residential units

## TRAFFIC COUNTS

On 92nd Ave east of Sheridan	33,796 cars/day
On 92nd Ave west of Sheridan	28,669 cars/day <sup>1</sup>
On Sheridan north of 92nd Ave	50,900 cars/day

Source: DRCOG 2015, <sup>1</sup>2014

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	11,043	142,318	334,845
Avg Household Inc	\$94,968	\$78,534	\$77,433
Employees	4,372	35,012	112,694
Businesses	399	4,058	11,613

Demographics Source: Applied Geographic Solutions 2017

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