

# NWC 96TH & SHERIDAN

## RARE RETAIL PAD OPPORTUNITY IN WESTMINSTER



### INFORMATION

- Pads and small-shop available for build to suit or sale
- 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 154 single family residential units
- Hyland Village: Multi-family developer under contract to develop 165 residential units



### TRAFFICCOUNTS

|                                    |                 |
|------------------------------------|-----------------|
| On 92nd Ave east of Sheridan Blvd  | 30,240 cars/day |
| On 92nd Ave west of Sheridan Blvd  | 26,538 cars/day |
| On Sheridan Blvd north of 92nd Ave | 46,070 cars/day |

Source: DRCOG 2017

### 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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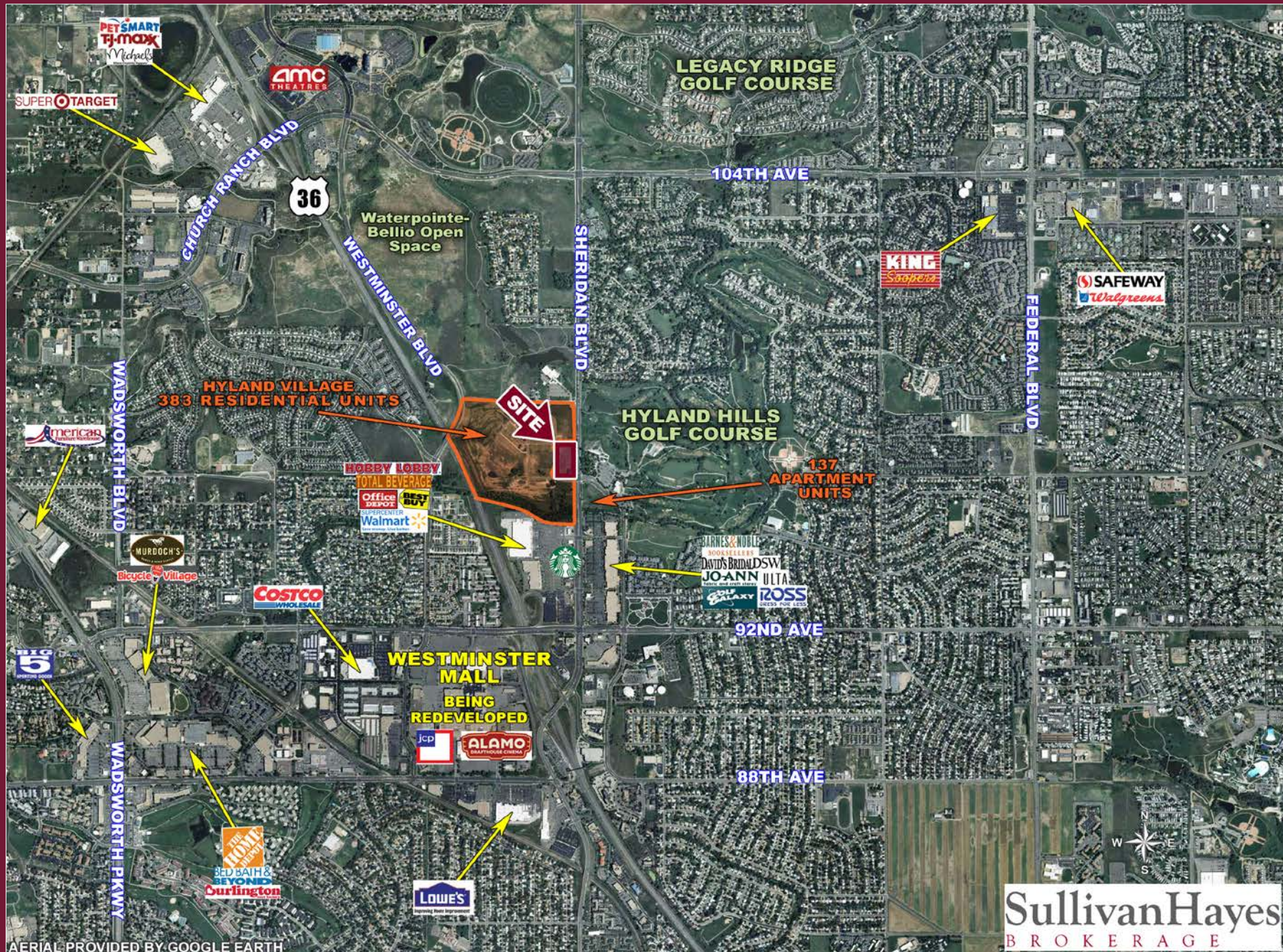
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DISCLOSURE

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# NWC 96TH AVENUE & SHERIDAN BOULEVARD

## RARE RETAIL PAD OPPORTUNITY IN WESTMINSTER



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