

TRADE AREA DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	26,968	74,256	247,417
Average HH Income	\$135,613	\$126,870	\$138,505
Businesses	1,754	4,354	11,663
Employees	19,225	36,994	87,178

Source: Applied Geographic Solutions, 2024 Estimates

TRAFFIC COUNTS

On Highway 34 east of N Boyd Lake Ave	51,705 Cars/day
On Highway 34 west of N Boyd Lake Ave	47,517 Cars/day
On Interstate 25 north of Highway 34	85,224 Cars/day
On Interstate 25 south of Highway 34	79,396 Cars/day

Source: CDOT 2024

FOR MORE INFORMATION, PLEASE CONTACT

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AVAILABLE FOR SALE OR LEASE

CHILSON HWY 34 PADS

SWC OF HIGHWAY 34 & HAHN'S PEAK DRIVE - LOVELAND, CO

- Join McDonald's, Valvoline, National Car Wash, Raising Cane's and Quick Trip.
- Located on the "going to work" side of US 34 with great site visibility and access with over 55,000 cars per day.
- **ONLY 2 PADS LEFT:** Lot 3 and 7 (approximately 1.5 acres) available for lease or sale and can be subdivided (call for pricing).
- Established trade area, located adjacent to the new Loveland Ford Dealership and across from Centerra Marketplace anchored by Target, Sportsman's Warehouse, Marshalls, JoAnn Fabrics and Old Navy.
- 462 new Multi-Family Units. **NOW OPEN**

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Journey Homes
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