

TRADE AREA DEMOGRAPHICS

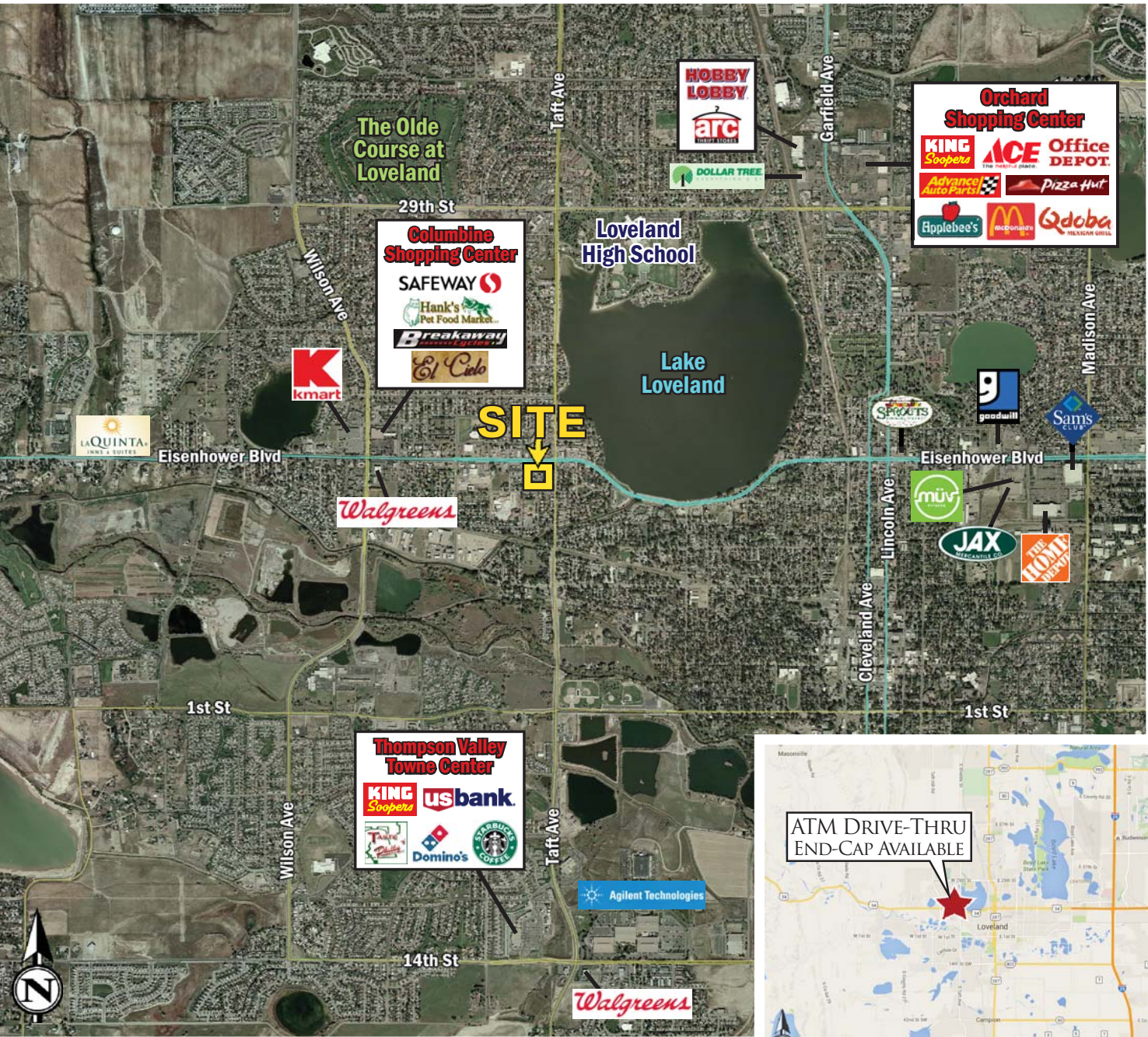
	1 Mile	3 Mile	5 Mile
Population	9,164	54,338	80,374
Average HH Income	\$58,041	\$64,669	\$72,666
Businesses	910	3,070	3,996
Employees	7,362	26,708	36,825

Source: Applied Geographic Solutions, 2016 Estimates

TRAFFIC COUNTS

On Highway 34 west of Taft Avenue	29,000 Cars/day
On Highway 34 east of Taft Avenue	30,000 Cars/day
On Taft Avenue north Highway 34	21,588 Cars/day
On Taft Avenue south Highway 34	29,580 Cars/day

Source: CDOT 2016



FOR MORE INFORMATION, PLEASE CONTACT:



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ATM DRIVE-THRU END-CAP SPACE AVAILABLE

1402 W. EISENHOWER BOULEVARD - LOVELAND, CO



- 235 SF turn-key ATM end-cap space available with drive-thru.
- Opportunity to expand into adjacent space to add 1,575 SF + 500 SF basement space (Available December 1, 2017).
- Located off Highway 34 & Taft Street - 2nd busiest intersection in Loveland with over 50,000 cars per day.
- Excellent visibility from Hwy 34 & Taft St intersection.
- Over 25,000 employees within a 3 mile radius.
- Regional retailers located in close proximity include: Safeway, Sprouts, Kmart and Walgreens.

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1402 EAST EISENHOWER BOULEVARD - LOVELAND, COLORADO



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