

# DENTAL SUBLEASE AVAILABLE

680 Mitchell Way, Erie, Colorado



## DEMOGRAPHICS

### POPULATION



1 Mile:	8,395
3 Mile:	42,478
5 Mile:	89,224

### DAYTIME POPULATION



1 Mile:	1,322
3 Mile:	4,421
5 Mile:	19,219

### AVG. HH INCOME



1 Mile:	\$186,684
3 Mile:	\$196,783
5 Mile:	\$190,995

### HOUSEHOLDS



1 Mile:	2,918
3 Mile:	15,040
5 Mile:	33,146

### TRAFFIC COUNTS



CL Rd s/o Erie Pkwy:	8,117 vpd
Erie Pkwy e/o CL Red:	10,072 vpd

## CONTACT

**Mike DePalma**

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## PROPERTY OVERVIEW

- Dental sublease available through 1/31/2034
- 2,100 SF fully built out turn-key dental office
- New direct deal possible
- High growth and underserved trade area



**CROSBIE**  
REAL ESTATE  
GROUP

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4 CORNERS DEVELOPMENT  
UNDER CONSTRUCTION

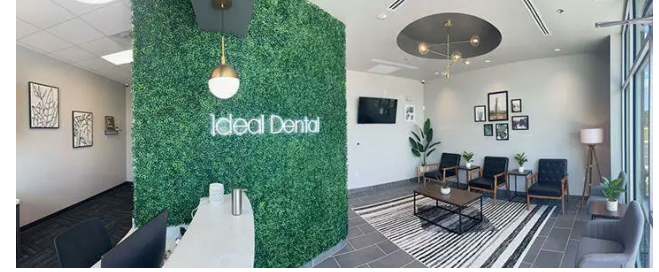
E COUNTY LINE RD

LLOYD LN

MITCHELL WAY

SITE

INTERIOR PHOTOS



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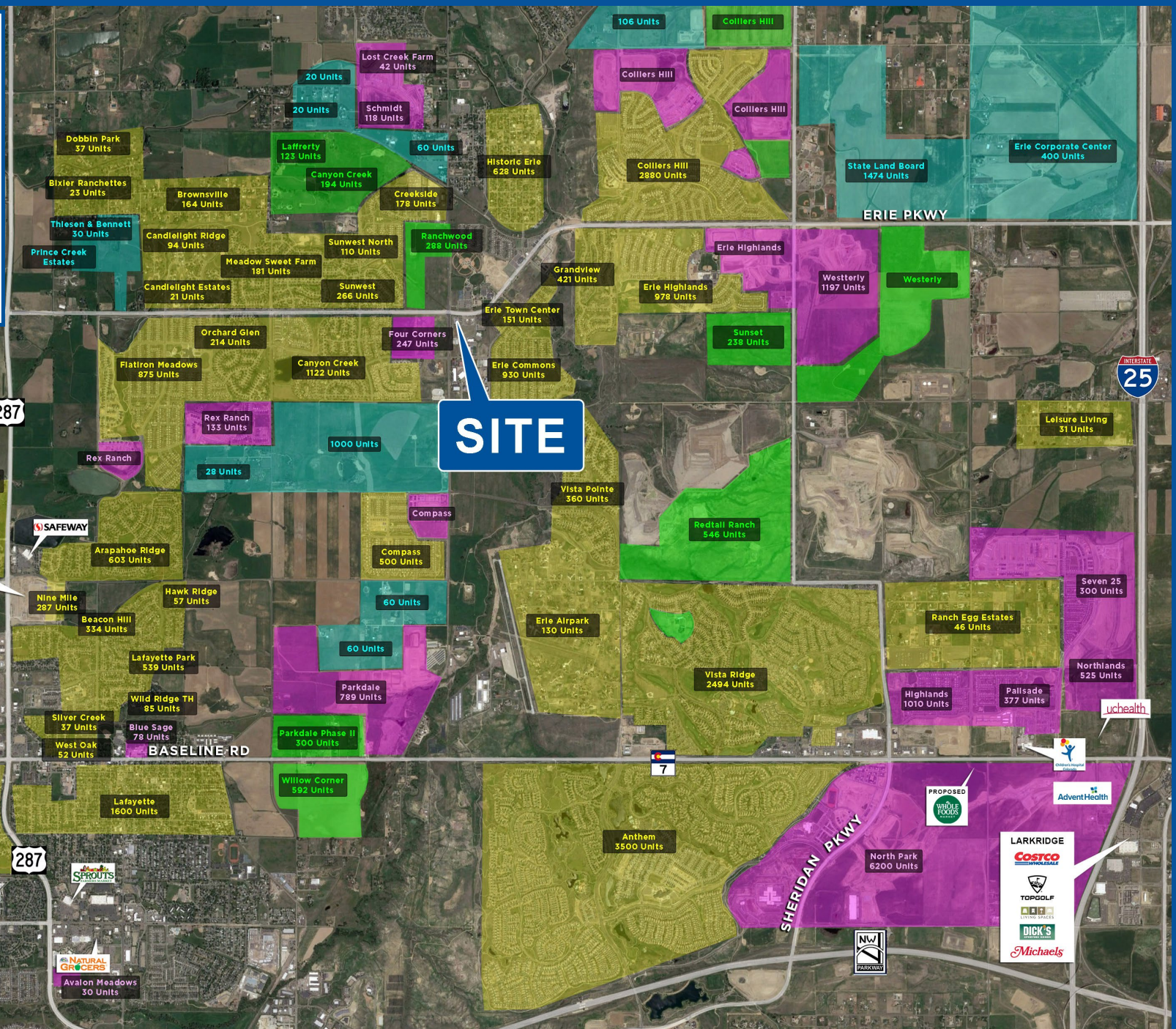
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**SITE**