

FOR SALE

# PEAKVIEW COMMERCIAL PARK

152, 216, & 248

WEST 64TH STREET

Loveland, CO 80538



## AVAILABLE FOR DEVELOPMENT

### PEAKVIEW COMMERCIAL PARK

Three lots available for sale adjacent to a WalMart Super Center in the town of Loveland, Colorado. Peakview Commercial Park is located in the exploding Northern Colorado market which is experiencing population growth twice the national average. The lots are just east of two residential communities that are currently under construction. The community will have 130+/- homes and 224 apartments when complete. The complex is situated along Highway 287, a major corridor connecting the towns of Loveland and Fort Collins.

- + Traffic Counts
- 31,700 VPD (2012), Hwy 287 at W 64th Street



## CONTACT US

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## PROPERTY FEATURES

ADDRESS	LOT	SF	\$/SF	TOTAL PRICE
152 W 64th St.	Lot 5	32,506 SF	\$14.00	\$455,084.00
216 W 64th St.	Lot 3	43,900 SF	\$5.50	\$241,450.00
248 W 64th St.	Lot 2	100,623 SF	\$4.50	\$452,803.50



## AREA DEMOGRAPHICS

2016 DEMOGRAPHICS	1 MI	3 MI	5 MI
Est. Population	5,194	42,461	101,137
Est. Households	2,150	16,322	40,264
Est. Median Income	\$80,293	\$86,649	\$87,644



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