

Medical Office Building Available For Sale
Owner/User or Investment Opportunity
 Sale Price: ~~\$1,100,000~~ \$895,000 (\$205/SF)

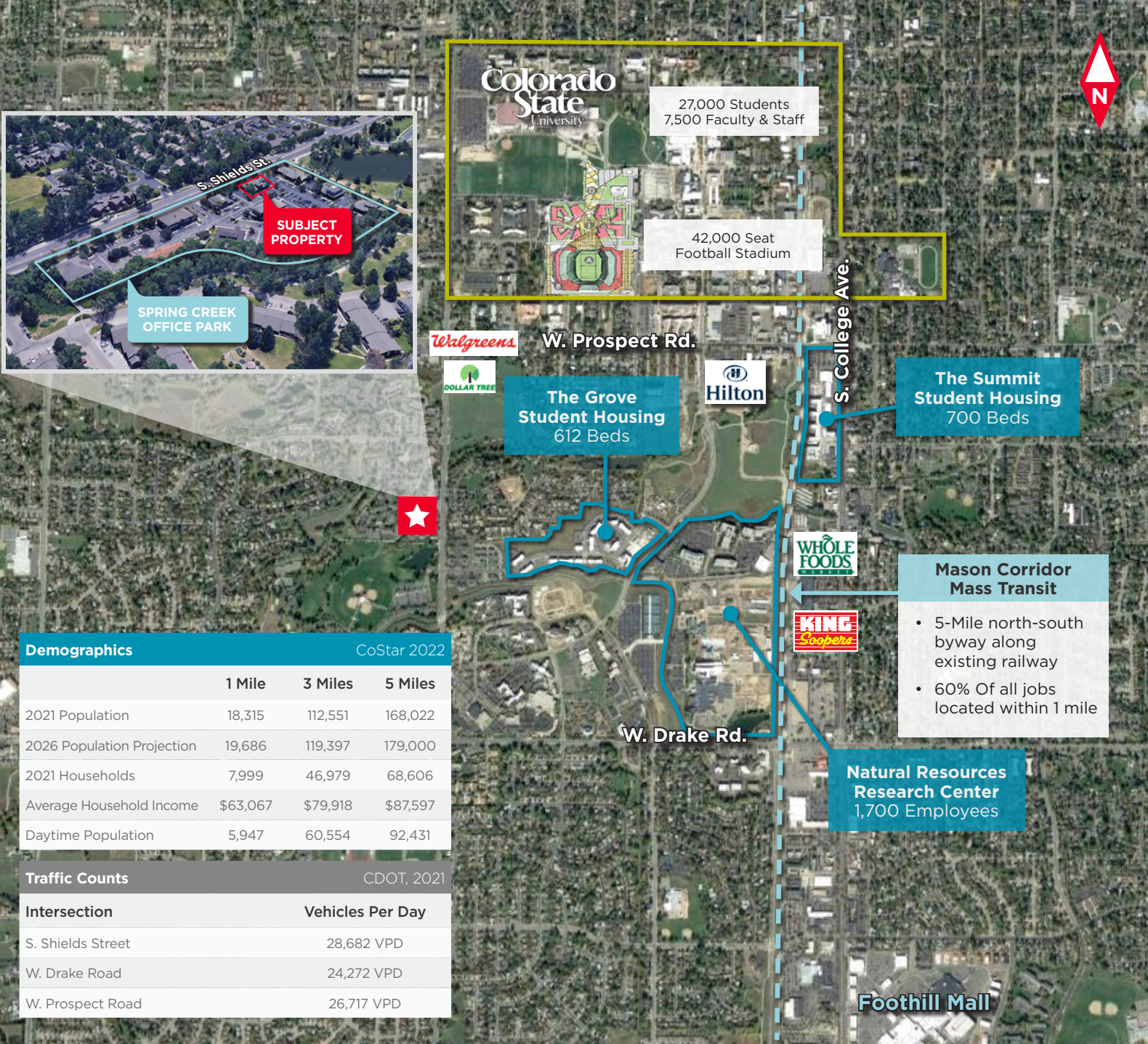
Property Features

Building Size 4,383 SF
YOC 1989
Zoning MMN

Property Highlights

- Excellent visibility & centrally located
- Ample parking available
- Building signage

Unit	Tenant Name	SF
B1	Available For Lease	1,922 SF
B2	Fuelingyou Physiotherapy	TBD SF
B3	Centric Relations Dental LB	TBD SF
B5	Dental Hygiene Haven	TBD SF


Demographics CoStar 2022

	1 Mile	3 Miles	5 Miles
2021 Population	18,315	112,551	168,022
2026 Population Projection	19,686	119,397	179,000
2021 Households	7,999	46,979	68,606
Average Household Income	\$63,067	\$79,918	\$87,597
Daytime Population	5,947	60,554	92,431

Traffic Counts CDOT, 2021

Intersection	Vehicles Per Day
S. Shields Street	28,682 VPD
W. Drake Road	24,272 VPD
W. Prospect Road	26,717 VPD

For more information, please contact:

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