PAD SITE FOR SALE
Conifer / Aspen Park
$750,000

Overview

This well-positioned commercial property has excellent frontage along Highway 285 and is strategically located just east of the King Soopers anchored Village at Aspen Park shopping center. There is access to the site from both directions of 285 onto Eagle Cliff road. The property is part of an approved Jefferson County Official Development Plan. There is also an approved water plan for the property. This property presents an outstanding commercial development opportunity for uses including:

- Restaurant
- Bank
- Speciality Retail or Office

Features

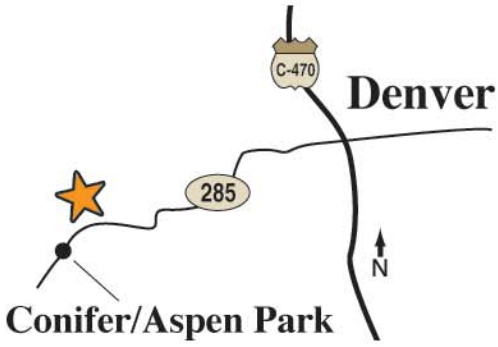
Land Size: 45,215 square feet

Zoning: Approved Official Development Plan

Traffic Counts on Hwy 285: +/- 23,000 per day

Population: 47,523 (10 mile—2007)

Avg. HH Income: $118,612 (5 mile—2009)



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