



Colorado Commercial Real Estate Professionals LLC

**CCRE PROS**

**Retail!**

**GREAT REZONE OPPORTUNITY FOR  
RETAIL DEVELOPMENT!**

## 1497 S. WADSWORTH BLVD, LAKEWOOD, CO 80232

NW Corner of South  
Wadsworth Blvd. and  
East Florida St.

One and One-Half  
Miles South of Belmar  
and Lakewood City  
Center

- Signaled Intersection
- Part of the New City of Lakewood, North Wadsworth Corridor Plan
- Currently Zoned R-2



**1.6402 Acres**  
**\$900,000**

### ADDITIONAL DETAILS

**GAIL L. MEAD**  
CCIM, CIPS  
**303/810-9186**

- |  |   |
|--|---|
| • Trade Area Data — 2008:              | 3 Miles   |
| • Trade Area Population:               | 136,956   |
| • Trade Area Households:               | 53,613  |
| • Trade Area Average Household Income: | \$72,120  |
| • Traffic Count/2005:                  | Approx 41,000 cars daily<br>(North & South bound) |

Source: CCIM Site To Do Business and City of Lakewood  
Full Demographic Report Available Upon Request—Including 2013 Projections

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