

Boise Village North Loveland, Colorado



Highlights

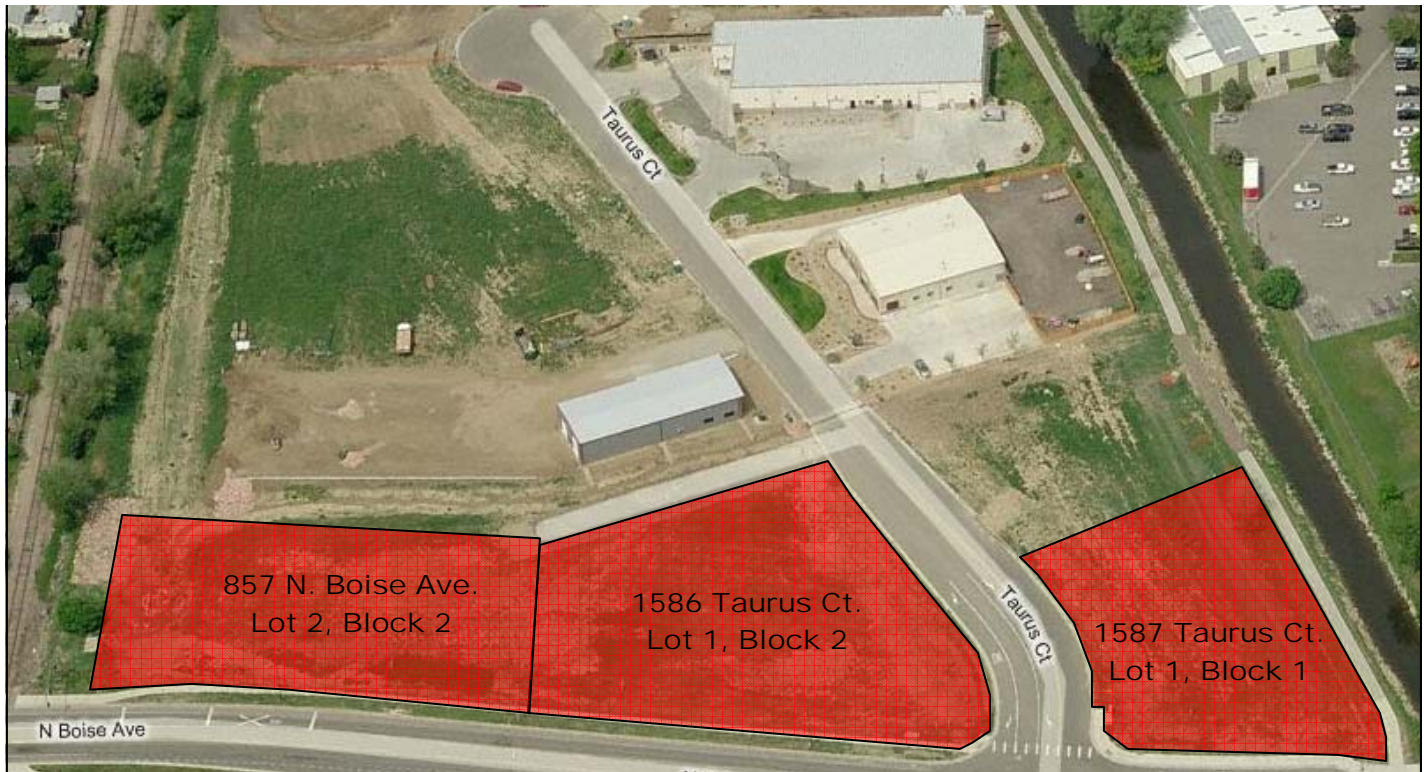
- Building Permit Ready!
- Easy access from Highway 34, Highway 402 & I-25
- Located in a State Enterprise Zone
- Lots can be combined for 2+ acre site
- Lots zoned Developing Business (B)
- Great for small commercial user looking to build.
- Approved for office, medical, retail, church, health club, child care, and more.

Information:

Lot	Size	Sale Price
Lot 1, Block 1	35,980 SF	\$125,930 (\$3.50/SF)
Lot 1, Block 2	57,717 SF	\$230,868 (\$4.00/SF)
Lot 2, Block 2	41,851 SF	\$146,479 (\$3.50/SF)

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Demographics

(Source: STDB Online 2008, radius)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2008 Est. Pop	6,219	31,219	71,553
Avg. HH Inc	\$60,682	\$66,219	\$73,109
Households	2,518	12,617	27,977
Businesses	576	2,897	4,526
Employees	3,495	19,488	30,683

Traffic Counts: 7,700 VPD - N. Boise Ave.
(City of Loveland, 2007)



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