

## 203 S. Cleveland Avenue

Loveland, Colorado



### Highlights

- Functional commercial building site located just south of Downtown Loveland with frontage on S. Cleveland Avenue (Highway 287)
- Redevelopment land parcel that includes paid 3/4' water & sewer taps, and other potential fee credits from the City of Loveland.
- Located in the Downtown Loveland Urban Renewal Area and the State Enterprise Zone (tax credits available).
- Great proximity to downtown Loveland; just one block south of E. 1st Street
- Plans available for permit ready 5-6k SF office/warehouse building

### Demographics

(Source: STDB Online 2010, radius)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>2010 Est. Pop</b>	7,736	49,529	75,531
<b>Avg. HH Inc</b>	\$52,142	\$65,839	\$71,306
<b>Households</b>	3,434	19,914	29,639

### Property Information

<b>Sale Price</b>	\$140,000 (\$9.03/SF)
<b>Proposed Building Size</b>	5-6k SF (Plans available)
<b>Proposed Use</b>	Automotive, Professional Office, Service/Retail, Art/Studio, Live-Work, Office/Warehouse.
<b>Zoning</b>	Be - Established Business

### Traffic Counts

(Source: City of Loveland)

<b>E 1st Street (2009)</b>	<b>10,200 VPD</b>
<b>S. Cleveland Ave. (2009)</b>	<b>11,200 VPD</b>



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