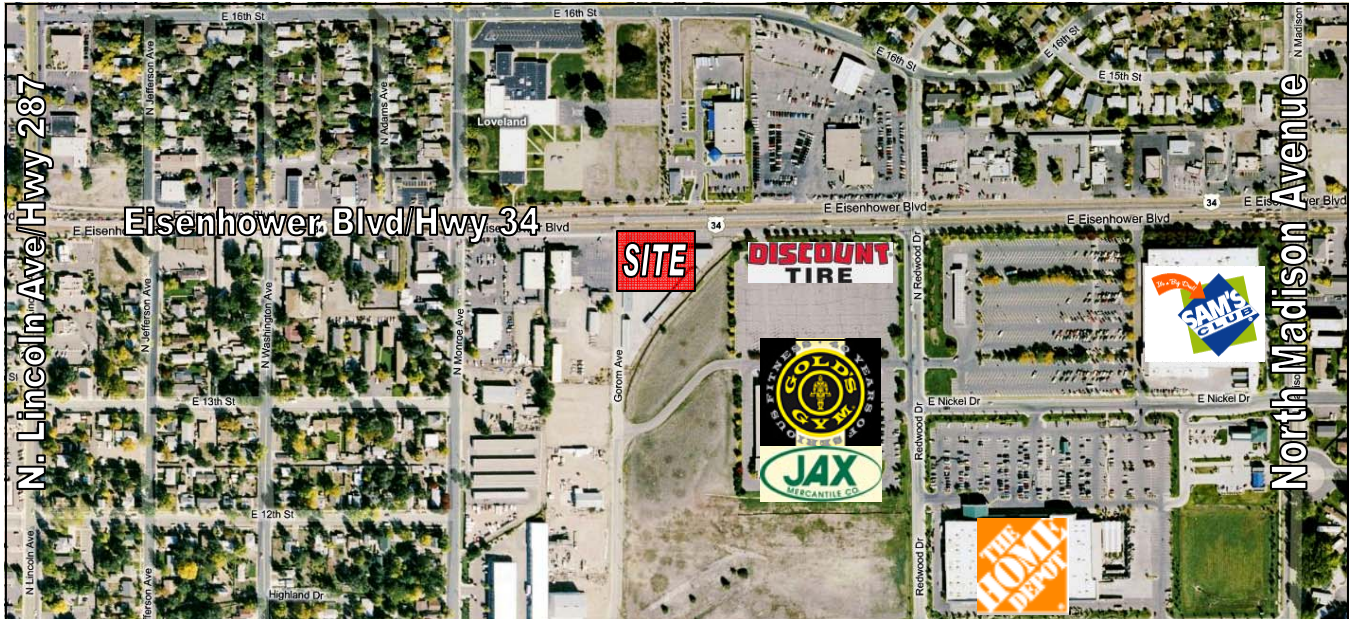


900 E. Eisenhower Boulevard

Loveland, Colorado



Highlights

- Hard Corner Retail Pad Site in strong Central-Loveland location.
- Outstanding commercial pad site for Fast Food, Bank, Automotive, Retail, and/or Showroom uses.
- Adjacent to Sam's Club, Discount Tire, Home Depot, Gold's Gym & Jax Mercantile.
- Easy access and excellent visibility from East Eisenhower Blvd (Highway 34).
- **Traffic Counts:** 45K vehicles per day (E. Eisenhower Blvd/Highway 34)
- **Zoning:** Developing Business (B)

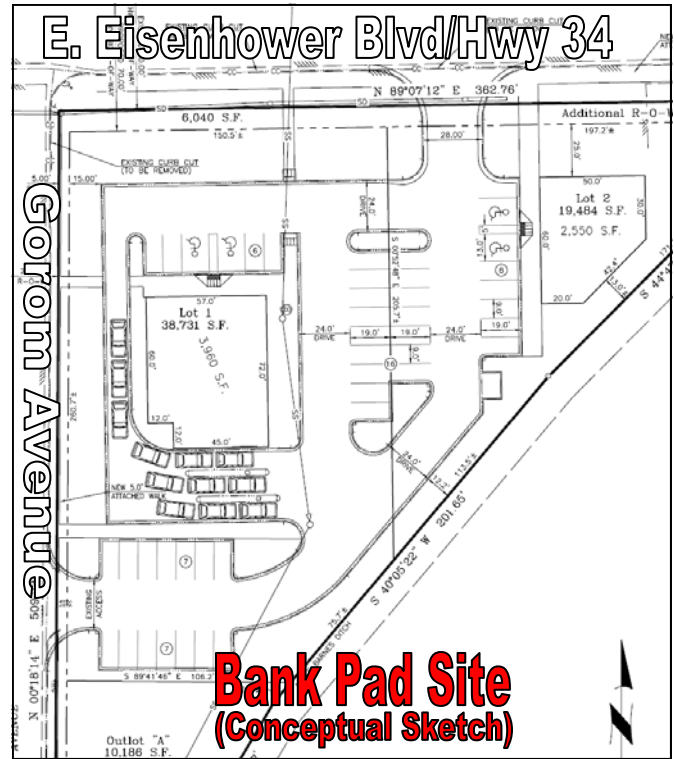
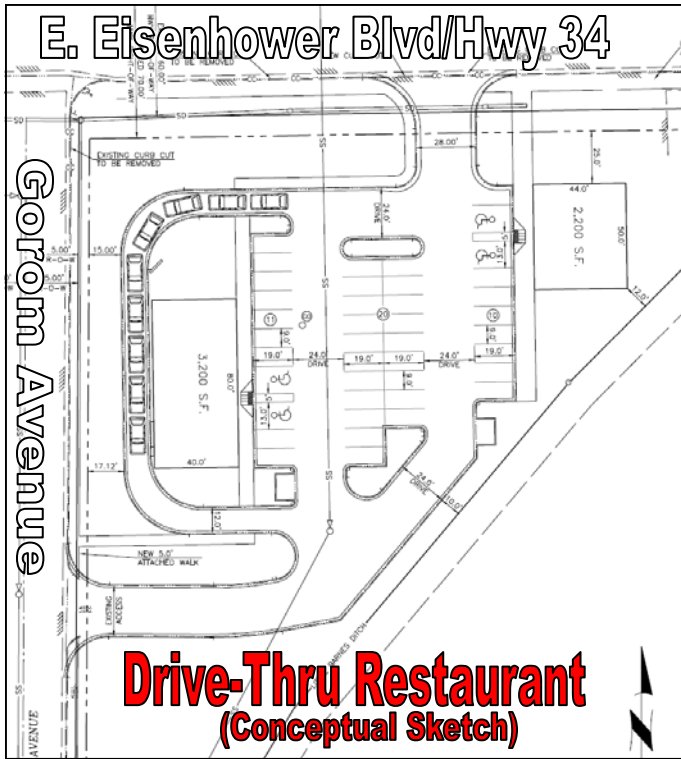
Sale Price: \$750,000.00

Area: 38,731 s.f.

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Area Demographics

(Source: STDB Online 2008, radius)

	1 Mile	3 Mile	5 Mile
2008 Total Population	11,074	53,277	74,363
Median House Hold Income	\$57,888	\$68,196	\$73,975
Households	4,936	21,111	29,004
Employees	7,156	21,346	30,875



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