

4600 North Garfield Avenue



Highlights

- Excellent visibility and access from North Garfield Avenue.
- Area characterized by high average Household income of over \$70,000, and sizable residential population in 1 mile radius.
- Commercial Zoning allows for a number of uses including professional office, retail, carwash, and many others.
- Includes .1875 shares of Loudon Ditch.

Demographics

(Source: STDB OnLine 2008, radius)

	1 Mile	3 Mile	5 Mile
2008 Est. Pop	12,154	45,710	81,854
Avg. HH Inc	\$72,837	\$73,742	\$76,079
Households	4,525	18,047	31,814

Information:

Price	\$550,000.00
Site Area	1.65 Acres (72,000 s.f.)
Traffic Counts <small>(City of Loveland, 2006)</small>	31,600 VPD
Zoning	Developing Business

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