

# 1518 North Madison Ave. Loveland, Colorado



## Key Property Highlights

- Great value retail space; newly renovated and move in ready!
- Fantastic small retail/service office space with great visibility on Highway 34 Corridor.
- Just 1/2 block north of Highway 34 on Madison Ave.
- One of the strongest population and traffic areas in Loveland!
- Well positioned between several national retailers including Sam's Club, Home Depot, Office Max, JAX Mercantile and Party America,

## Information

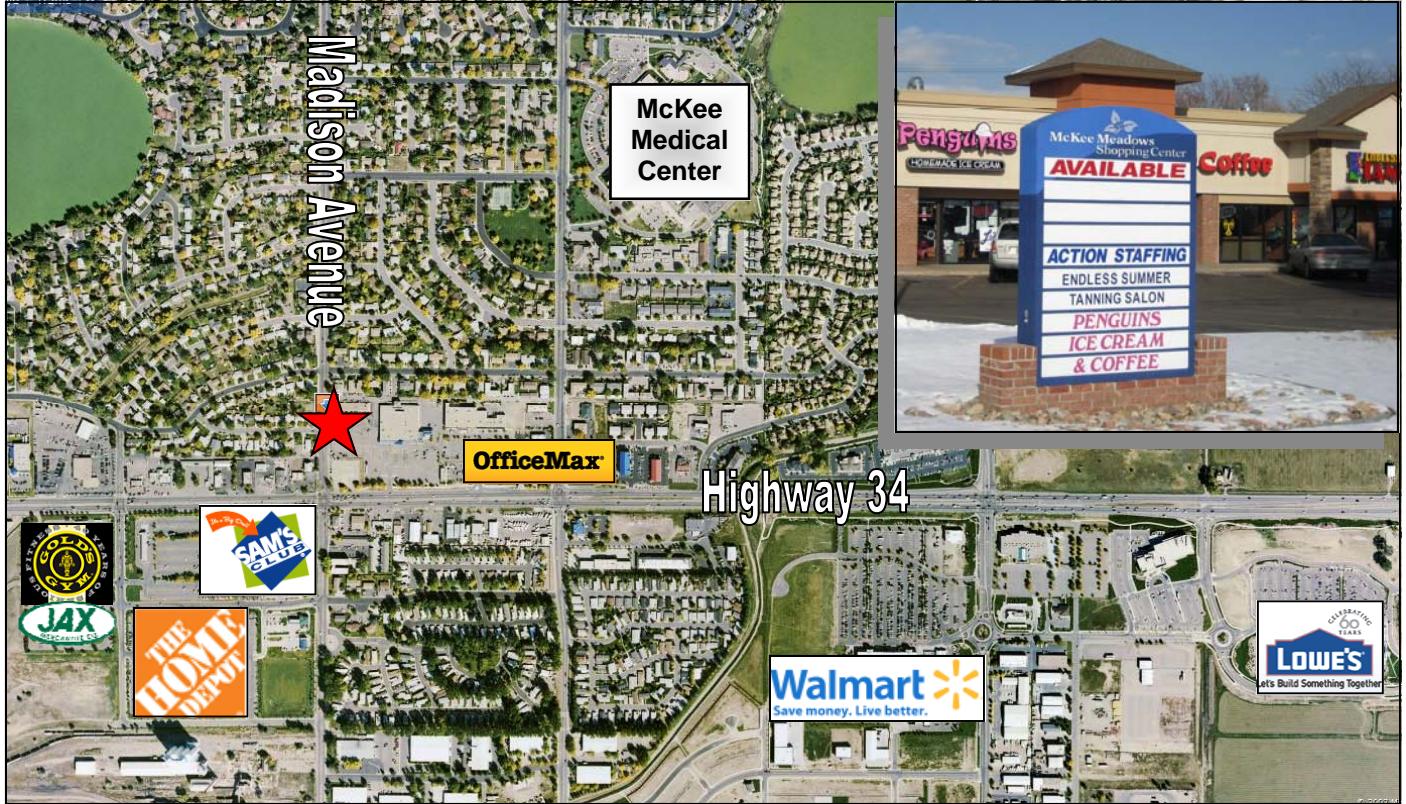
Lease Rate	\$10.00 - \$12.00/SF, NNN
Building Size	8,000 s.f.
Available Area	800-3,200 s.f.
Traffic	40,000+ VPD on Hwy 34 (City of Loveland 2006) 19,200 VPD on Madison Ave.
Parking	6/1,000 s.f.
Zoning	Developing Business (B)



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# McKee Meadows Shopping Center



## Demographics

(Source: STDB Online 2008, radius)

	1 Mile	3 Mile	5 Mile	
2006 Total Population		10,686	47,822	73,847
Median House Hold Income		\$50,908	\$58,413	\$63,387
Households		4,434	19,175	28,831
Daytime Population		4,975	19,816	26,032
Total Businesses		902	3,505	4,602

