

3102 State Street

Evans, Colorado



Information

Land Size: 29,375 sf
 Sale Price: \$300,000
 Access: Hwy 85 & State St
 Zoning: Commercial

Highlights

- Great for Restaurant, Convenience Store, Drive-thru Coffee, Small Retail Center
- High visibility on Hwy 85
- Lighted intersection



Demographics

(Source: STDB Online 2006, radius)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2007 Est. Pop	12,036	66,277	115,644
Avg. HH Inc	\$47,412	\$50,675	\$60,106
Households	4,195	23,396	41,064

Traffic Counts

(Source: City of Loveland)

Highway 85 23,800 vpd

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