

**2,200 SF RETAIL W/ DRIVE-THRU  
FOR LEASE**



**BROMLEY LN & 8TH AVE**  
Brighton, Colorado 80601

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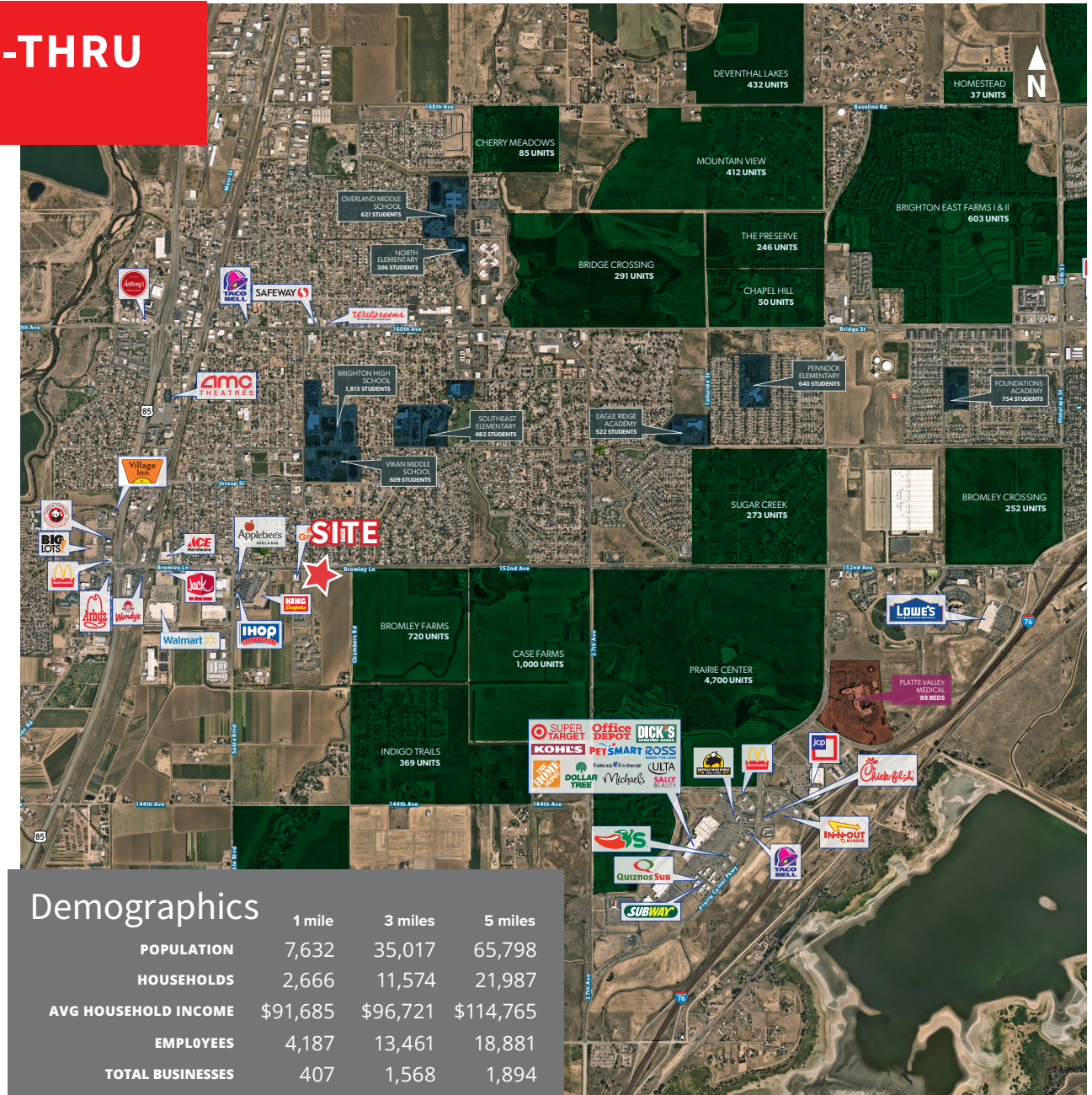




# RETAIL SPACE W/ DRIVE-THRU AVAILABLE FOR LEASE

## Highlights

- Highly visible, central location
- Great site for coffee, financial, or fast casual restaurant
- Shadow anchored by Natural Grocers
- 2,200 SF retail space available
- Over 17,000 cars per day
- Existing infrastructure & curb cuts
- Excellent demographics
- Rapidly growing trade area



## Demographics

	1 mile	3 miles	5 miles
POPULATION	7,632	35,017	65,798
HOUSEHOLDS	2,666	11,574	21,987
AVG HOUSEHOLD INCOME	\$91,685	\$96,721	\$114,765
EMPLOYEES	4,187	13,461	18,881
TOTAL BUSINESSES	407	1,568	1,894

Source: Esri 2023

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