

Retail Pad Sites
Available for sale or lease

Settlers Crossing

NEC 96th Avenue & Tower Road
Commerce City, CO 80022

18.1 AC
RETAIL
PAD SITE



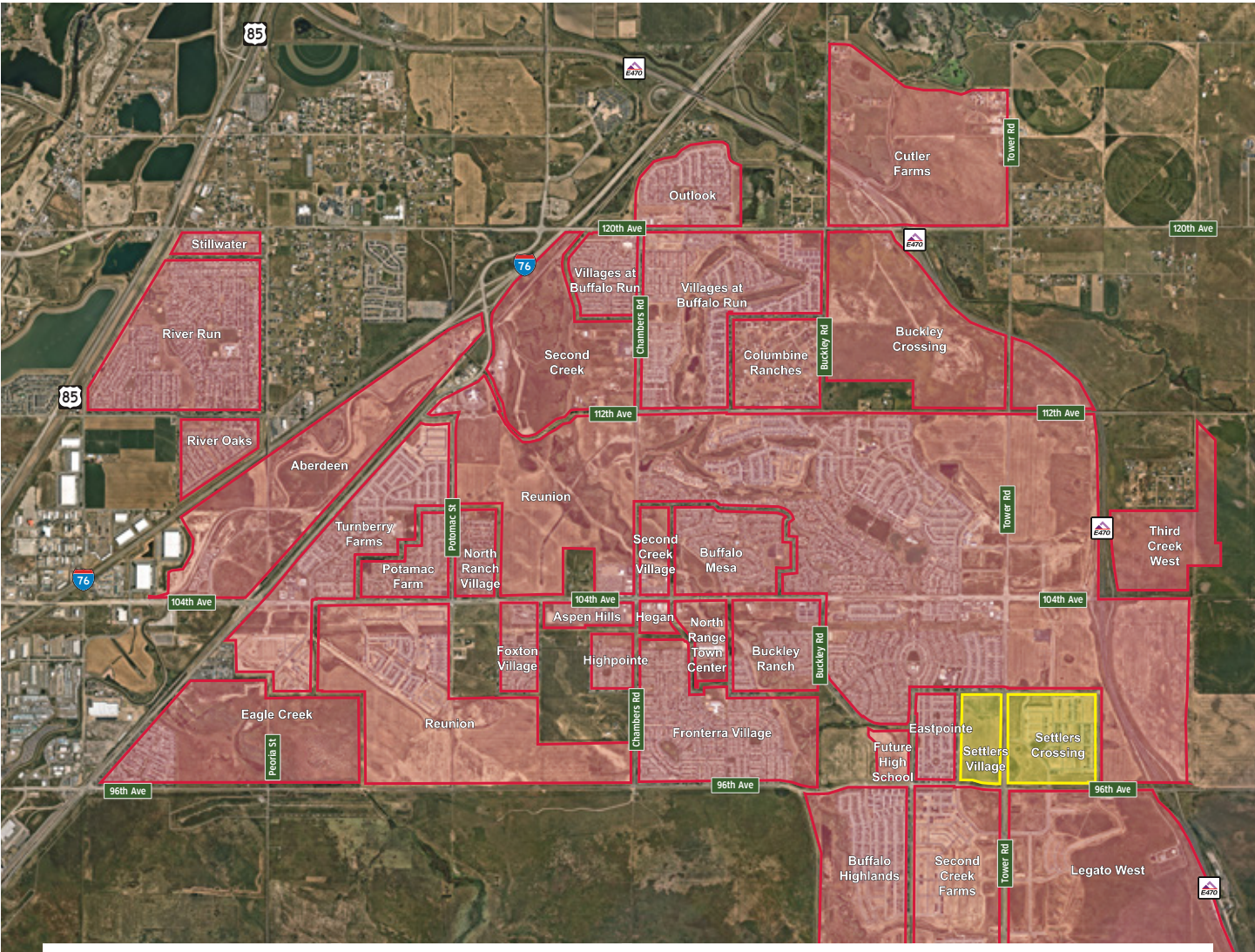
Contact

Sam Zaitz
+1 303 931 1201
sam.zaitz@jll.com

Jeff Feldman
+1 720 418 8053
jeff.feldman@jll.com



Neighboring Communities



ABERDEEN	2,101	REUNION	15,315	HIGHPOINTE	102	EASTPOINT @ PRAIRIE FARM	412
SECOND CREEK	988	TURNBERRY	2,225	HOGAN	24	SETTLER'S VILLAGE	628
OUTLOOK	194	POTOMAC FARM	417	SECOND CREEK VILLAGE	50	SETTLER'S CROSSING	751
CUTLER	3,072	NORTH RANGE VILLAGE	272	BUFFALO MESA	625	BUFFALO HIGHLANDS	513
BUCKLEY CROSSING	992	REUNION	15,315	NORTH RANGE TOWN CENTER		SECOND CREEK FARM	924
COLUMBINE RANCHES	60	FOXTON VILLAGE	542	BUCKLEY RANCH	670	LEGATO	3,538
VILLAGES @ BUFFALO RUN	2,588	ASPEN HILLS	191	FRONTERRA VILLAGE	1,957	*TOTAL HOMES	40,356



Affluent, rapidly growing residential trade area



Affluent



Thousands of new homes planned or under construction



High visibility and exposure to more than 35,000 cars per day



10 minutes to Denver International Airport



Near E-470 exit at 96th Avenue toll interchange

Proximity Aerial

