

For sale or lease

Former 7-11 located
in City Park

1645 East 17th Avenue
Denver, CO 80218

Title

- Former 7-11
- 2,100 SF free-standing building
- 12,632 SF (0.29 AC) corner lot
- NWC of 17th Ave & Gilpin Street surrounded by dense residential
- G-MS-3 zoning

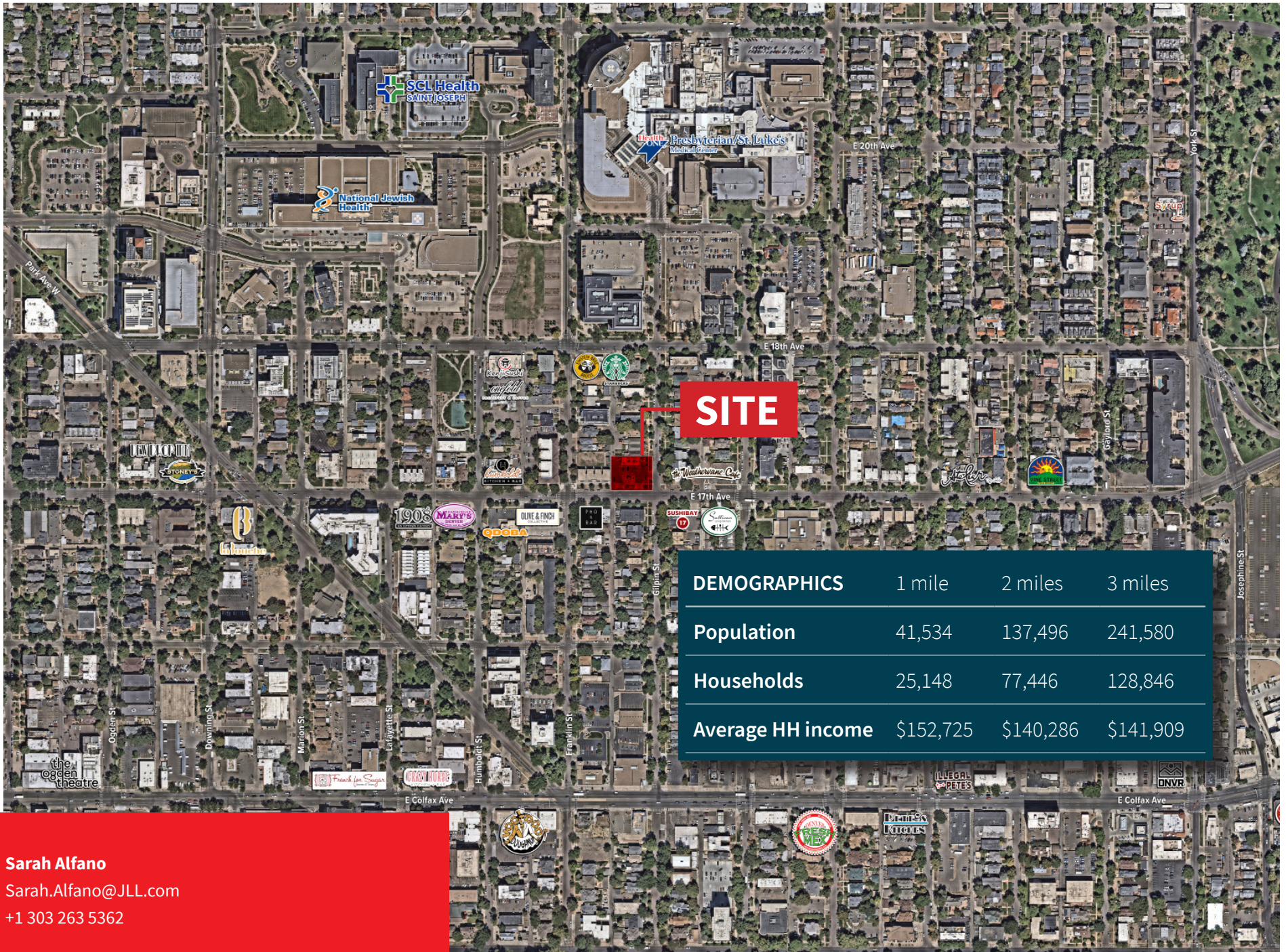
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SITE

DEMOGRAPHICS	1 mile	2 miles	3 miles
Population	41,534	137,496	241,580
Households	25,148	77,446	128,846
Average HH income	\$152,725	\$140,286	\$141,909

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