

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	4,096	44,260	88,885
Average HH Income	\$63,049	\$68,125	\$76,886
Businesses	188	2,527	4,090
Employees	1,523	20,335	36,562

Source: Applied Geographic Solutions, 2016 Estimates

TRAFFIC COUNTS

On Hwy 287 north of Hwy 402 (14th St)	24,406 Cars/day
On Hwy 287 south of Hwy 402 (14th St)	22,018 Cars/day
On Hwy 402 (14th St) east of Hwy 287	20,538 Cars/day
On Hwy 402 (14th St) west of Hwy 287	19,422 Cars/day

Source: CDOT 2015, 2016

NEW RETAIL DEVELOPMENT SOUTH VILLAGE LOVELAND



SEC OF HIGHWAY 402 & HIGHWAY 287 - LOVELAND, CO



- New retail development located in an underserved trade area.
- Located on the “going to work” side of Highway 402 and Highway 287.
- Excellent pad sites for fast food, automotive, gas, convenience store, coffee, and car wash uses.
- Flexible pad sizes available for purchase, ground lease, or build-to-suit.
- Approximately 240 multi-family units, 84 town houses, and 114 single family houses planned for South Village.

FOR MORE INFORMATION, PLEASE CONTACT:

ZANDER RODRIGUEZ
303.694.6082 x331
zander.rodriquez@dhlb.com



ANDREW FOX
303.694.6082 x314
andrew.fox@dhlb.com

**DAVID, HICKS & LAMPERT
BROKERAGE, LLC**
5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111
Telephone 303.694.6082
Fax 303.793.0994
www.dhlb.com

Developed By:



www.dhlb.com

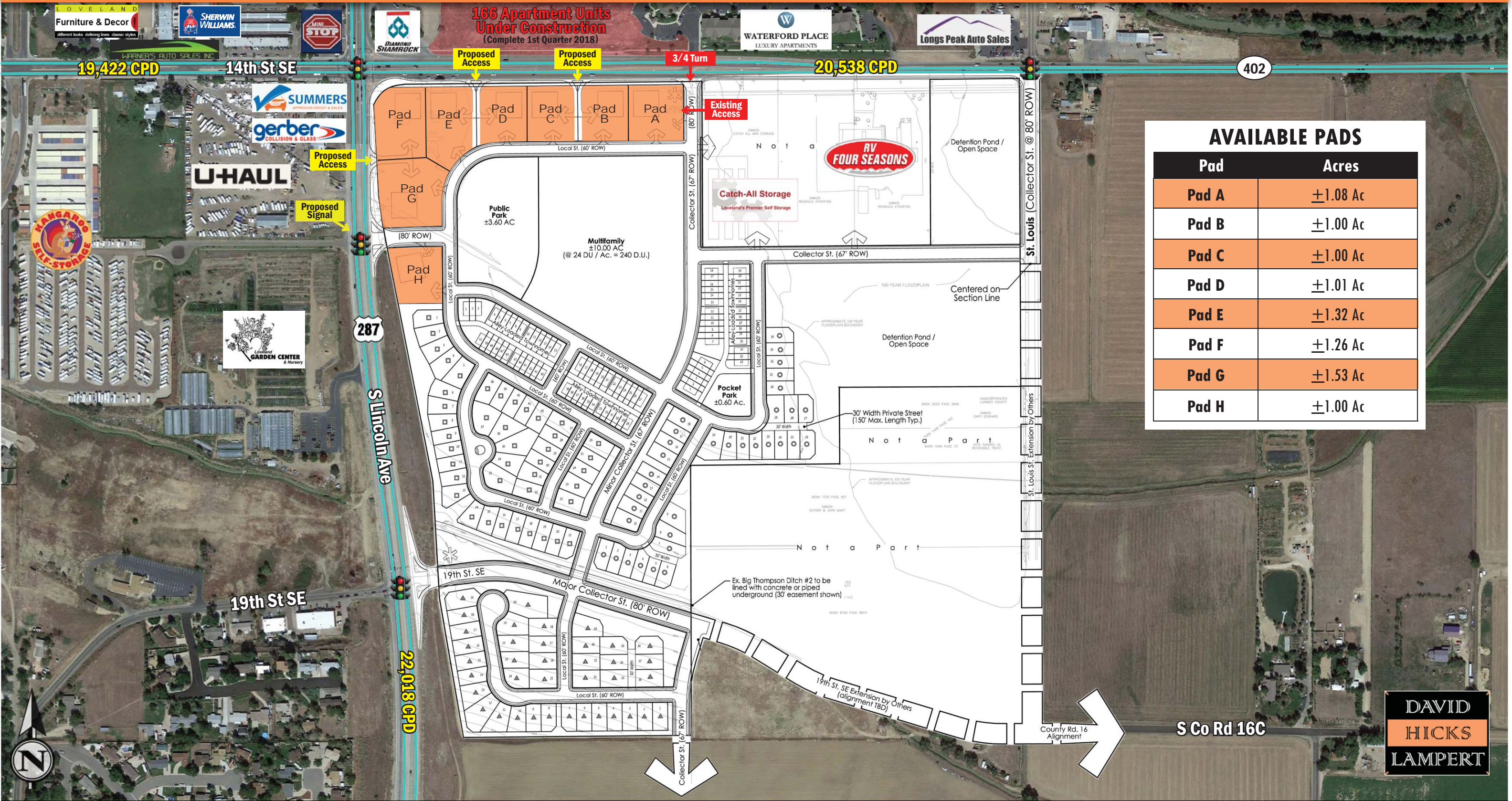
NEW RETAIL DEVELOPMENT SOUTH VILLAGE LOVELAND

SEC OF HIGHWAY 402 & HIGHWAY 287 - LOVELAND, CO

Developed By:

MILLER
REAL ESTATE INVESTMENTS

UNITED
DEVELOPMENT
COMPANIES, LLC



The information contained herein was obtained from sources deemed reliable. David, Hicks and Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data. (Site plan subject to change without prior notice)