

A WINDOW OF OPPORTUNITY

Available November 2018



3986 S. Broadway, Englewood, CO 80113-4629

Lights • Signs • Canopies Plate Glass Windows



- Office/ Retail in Spacious Mixed Use Building
- Street Appeal + Full Frontal "Bright Light" Signage
- 2700 sq. ft. With Canopies and Plate Glass Windows
- Open Floor Plan Subject to New Tenant Footprint and Layout
- Off-Street Employee or Customer Parking
- Excellent Visibility Including Backlit Sign on South Exterior Wall

**Please call for additional information.
By appointment only.**



Perington Miller & Co.

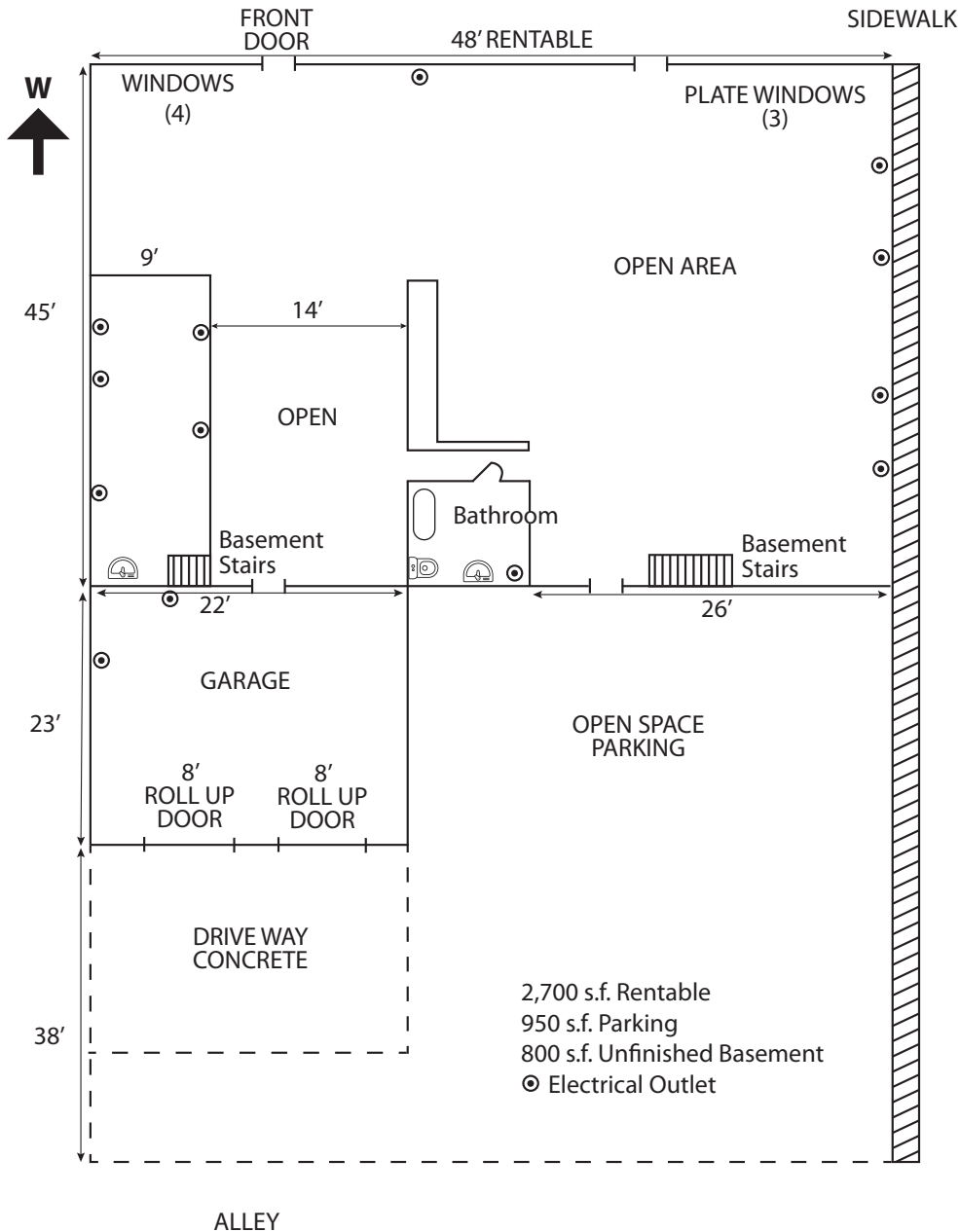
5353 W. Dartmouth Ave., Suite 509
Denver, CO 80227
303-832-4578
perington@msn.com
www.perington.com



Negotiable Gross Lease Terms.

The information provided is from sources we deem reliable, but is not guaranteed and is subject to verification. Perington Miller & Co. represents the Owner only and does not represent the Purchaser/tenant.

3986 S. BROADWAY SITE PLAT



TRAFFIC COUNTS

S. Broadway and Kenyon = 43,800 vpd
Hampden and Broadway = 62,291 vpd

DEMOGRAPHICS (2018)

Radius	1-Mile	3-Mile	5-Mile
Population	16,776	119,714	370,603
Households	8,453	51,006	157,733
Median Income	\$47,222	\$55,002	\$60,848

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