

4383-89 So. Federal Bl.

Englewood, CO. 80110



AVAILABLE: s.f. TBD - \$14.00+CAM- flexible tenant finish

Small Neighborhood Retail Center

General Information

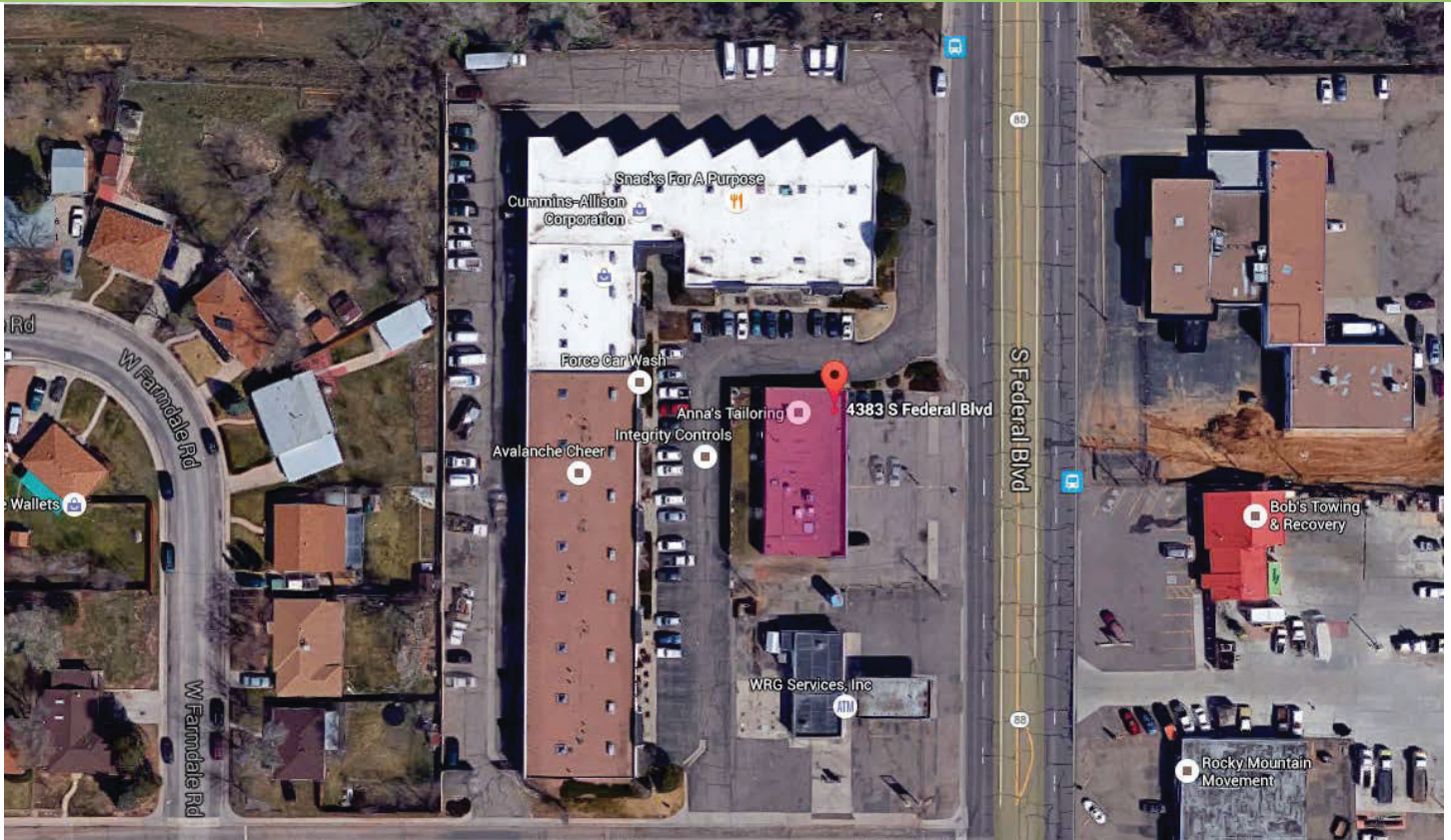
- Finished: 5,600 sq.ft. Rentable space
- Land Area: .40 Acre
- Occupancy: 75%
- Use: Retail and Office

Property Features

- Building: Solid Brick with New Parking Area, Signage and Exterior Finish
- Ample Parking with Easy Ingress
- Excellent visibility and Street Appeal
- Professionally Managed and Maintained



Aerial View



Demographics for 80110 Zip Code

Population	20,867
Average Age	34.6
Average HH Income	\$44,196
Businesses	1,523
Employees	22,224

Source: City of Englewood

Traffic Count- Cars per day: 11,680

Source: DRCOG

