

Pad For Sale

Castle Pines North Pad Site

7280 Lagae Rd. Castle Pines North, Colorado



Property Information:

Price: \$1,343,325.00 | \$22.50 PSF
Zoning: PBG, City of Castle Pines North
Size: 1.37 Acres | 59,703 Sqft. Lot

Comments:

- Anchored by King Soopers.
- Graded, all utilities to site, parking lot, curb and gutter installed
- Affluent trade area, average household income of \$140,000.00.
- 20,000 SF Approved Building Site

For more information or to arrange a showing, please contact:

John Maragon

(303) 320-6929 | Extension 225
(877) 321-6454 | Extension 230 Toll Free

jmaragon@buellco.com

Buell & Company

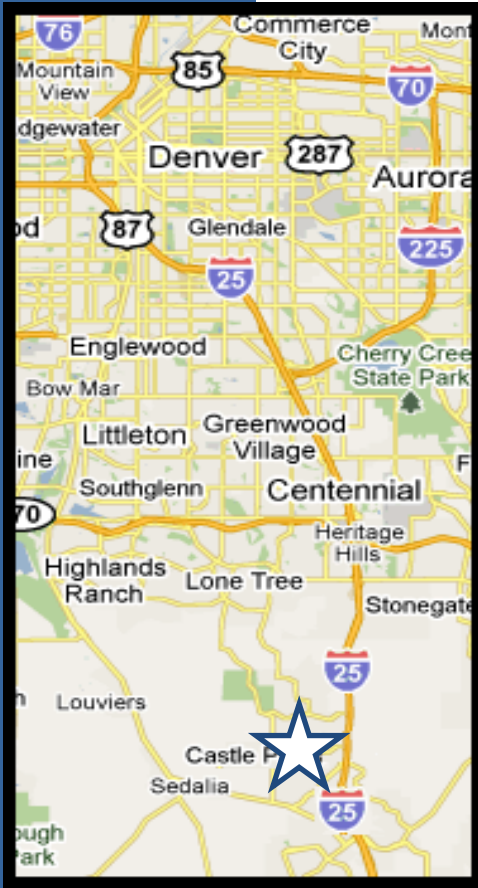
50 South Steele Street, Suite 1000 | Denver, Colorado | 80209



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed has been secured from sources we believe to be reliable. Price, terms and information subject to change.

Location Plan



Demographics

	1 Mile	3 Miles	5 Miles
Population	3,770	28,544	49,627
Households	1,533	10,131	18,163
Average HH Income	\$143,866	\$135,292	\$118,703

Traffic Count

Location	Count Type	Count	Source	Date
CASTLE PINES PKWY W/O CR BH2 (560 FT W/O I-25 RAMPS)	Vehicle	22,806	CDOT	2009-11-18
CASTLE PINES PKWY W/O CR BH2 (560 FT W/O I-25 RAMPS)	Vehicle	23,406	CDOT	2009-11-17

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