

2373

CENTRAL PARK BLVD DENVER, CO 80238

AVAILABLE

RETAIL, OFFICE OR GREAT FOR MEDICAL

PROUDLY SERVING
LOCAL BUSINESSES IN
STAPLETON AND THE
GREATER DENVER AREA.

FOR MORE INFORMATION PLEASE CONTACT:

GREG POND JEFF STAHLHUT 303.720.9199 720.937.3970





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CENTRAL PARK BLVD DENVER, CO 80238

PROPERTY

FACTS & OVERVIEW

SIZE: 2,300 SQ FT

CITY: DENVER

YEAR BUILT: 2007

BUILDING SIZE: 44,592 SF

AMAZING TRAFFIC COUNT & EXPOSURE!

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GREAT EXPOSURE TO HIGH TRAFFIC COUNT ON CENTRAL PARK BLVD: PROJECTION OF 30,000 ADT



LOCATED ON MAIN THOROUGHFARE IN STAPLETON, A SPRAWLING, URBAN MIXED-USE NEIGHBORHOOD



Sherrelwood

Federal Heights Thornton

Neby

STRONG AREA
DEMOGRAPHICS WITH
ANNUAL MEDIAN
HOUSEHOLD INCOME
OF \$114,996.



PREMIER LOCATION
DOWNTOWN DENVER
15 MINUTES

DENVER INTERNATIONAL AIRPORT 20 MINUTES

RESIDENTIAL
NEIGHBORHOODS IN THE CITY
30 MINUTES OR LESS

COLLECT VIEW

Sheridan

PLATT PARK University

E Dartmouth Aug or

Englewood



Derby

T SSt Ave

STAPLETON IS ONE OF THE WEALTHIEST ZIP CODES IN THE DENVER METRO AREA.



LOCATED WITHIN

1 MILE OF FOUR

MAJOR RESIDENTIAL

DEVELOPMENTS.

STAPLETON NEW

HOME PRICE

AVERAGE IS OVER

\$560,000.

MULACE

NUMBER

WELS:

WELLSHIPS



COMMERCIAL

Rocky

Mountain

Arsensi

National ..

TJC COMMERCIAL 7476 E 29TH AVE DENVER, CO 80238

WWW.TJCCOMMERCIAL.COM

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