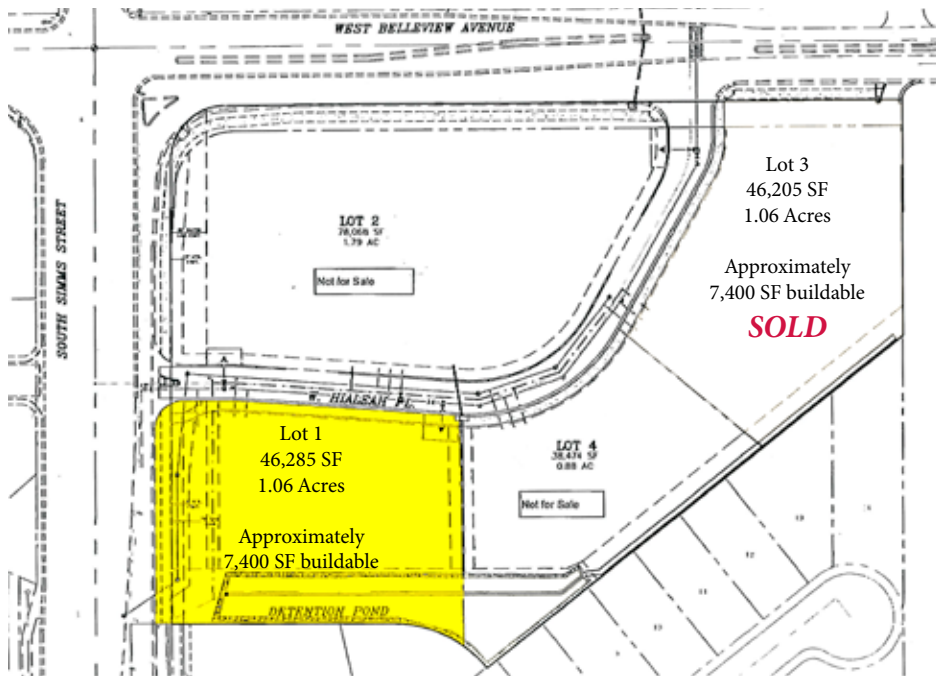




LAND

PRICE REDUCED ~~\$550,000~~ ~~(\$11.88/SF)~~
\$462,850 (\$10.00/SF)

11592 West Hialeah Place, Lot 1 Littleton, Colorado



Retail pad site for sale. Located at West Belleview Avenue and South Simms Street in Littleton, Colorado, approximately one acre. Busy interchange with Walgreens, Goodwill store, etc. The site is zoned, platted with all utilities and ready for development. *Please see reverse for aerial and conceptual retail and office site plans.*

FEATURES

- Lot 1 Size: 1.06 Acres / 46,285 SF
- Zoning: PD commercial
- Utilities: To site
- City/County: Littleton/Jefferson
- Topography: Flat
- 2005 Traffic Counts: Belleview - 11,500 cars/day
 Simms - 13,300 cars/day

FOR MORE INFORMATION, CONTACT:

JOHN FULLER, JR.
 303.312.4260
 jfullerjr@fullercompany.com

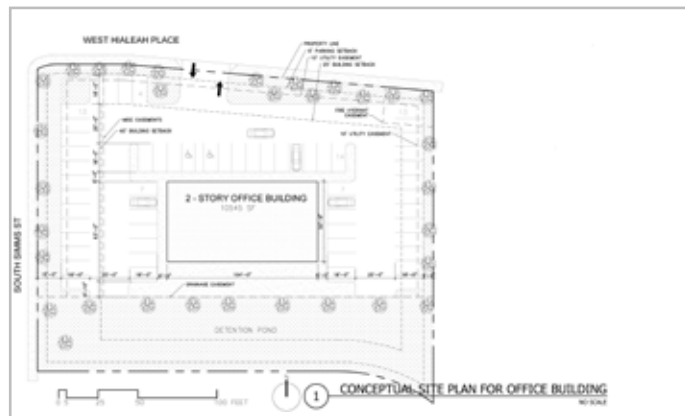
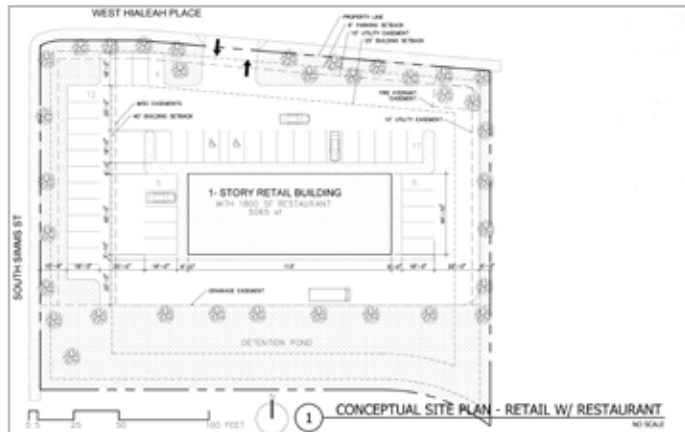




LAND

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Listing #19683

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