



FLOYD HILL BUSINESS PARK

**35715 U.S. 40, UNITS D-101-104**

Evergreen, CO 80439

### PROPERTY DESCRIPTION

Four (4) first floor R&D Flex Commercial Condo units from 1,196 SF to 6,182 SF for sale or lease in the Floyd Hill Business Park.



AVAILABLE SF

1,196 SF-  
6,182 SF



BUILDING SF

29,272 SF



LOT SIZE

3.09 ACRES



YEAR BUILT

1997



PARKING

AMPLE



NNN EXPENSES

\$10.52/SF

### PROPERTY HIGHLIGHTS

- R&D flex commercial condos for sale or lease
- Located in the Floyd Hill Business Park
- Currently a CBD/Cannabis processing facility
- Open floor plan supports a multitude of uses
- Flexible zoning, PD-Clear Creek County
- Generous Parking for employees and visitors

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



# LOCATION MAP



**BRANDON GOUKER**

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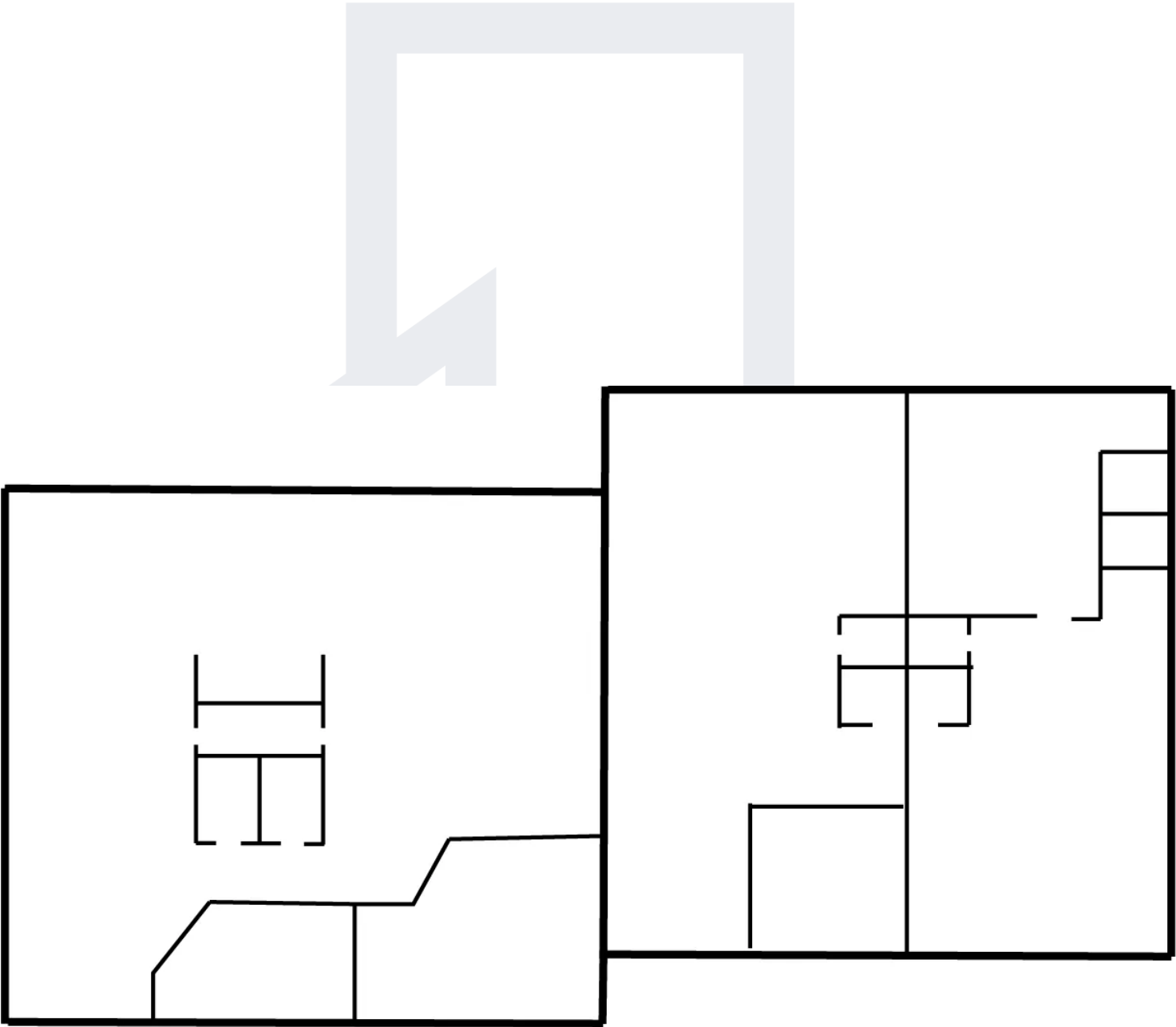
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FLOOR PLAN



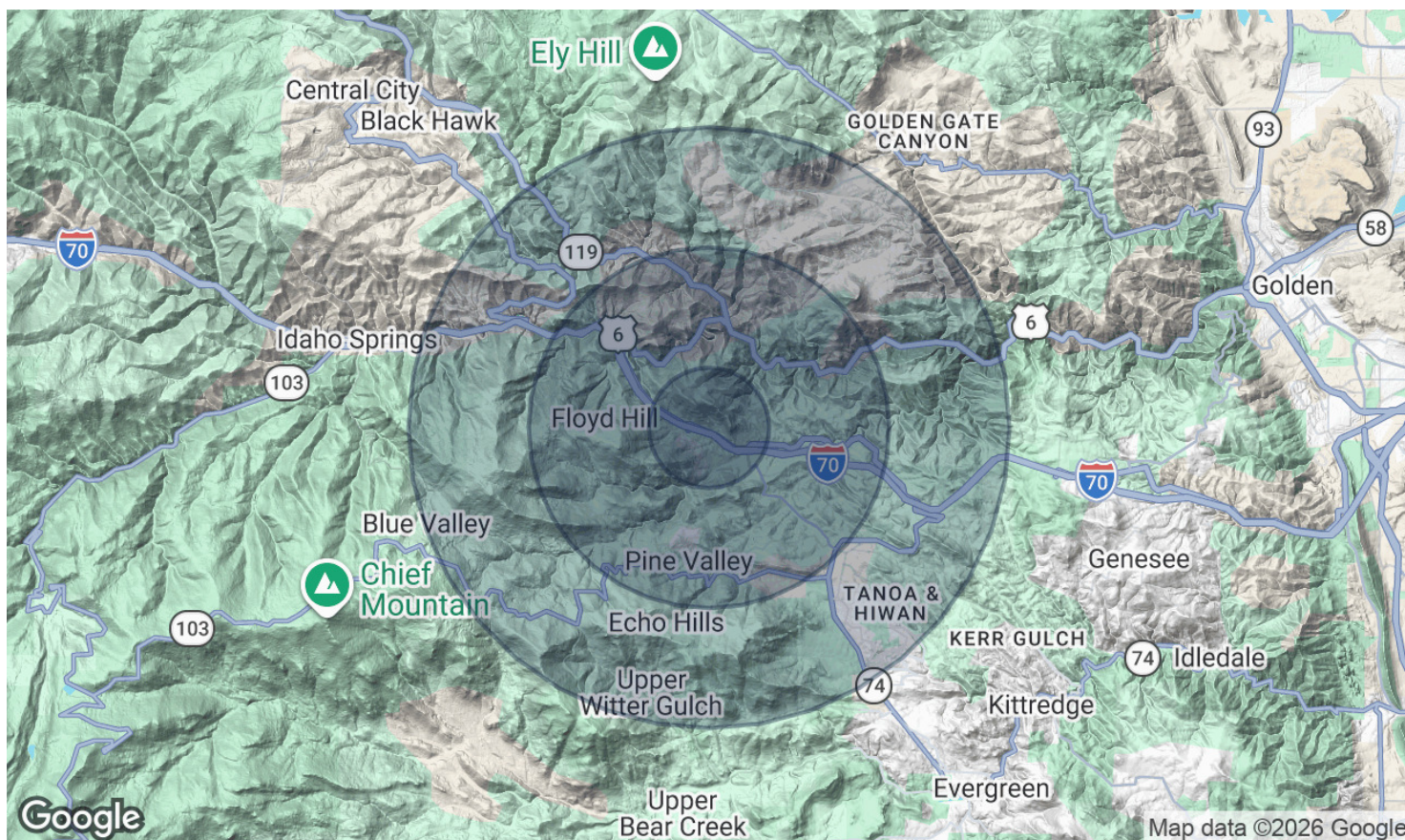
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# DEMOGRAPHICS



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 457    | 2,706   | 7,503   |
| Average Age          | 47     | 46      | 47      |
| Average Age (Male)   | 47     | 46      | 46      |
| Average Age (Female) | 46     | 46      | 47      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES     | 5 MILES     |
|---------------------|-----------|-------------|-------------|
| Total Households    | 201       | 1,086       | 3,023       |
| # of Persons per HH | 2.3       | 2.5         | 2.5         |
| Average HH Income   | \$204,050 | \$227,946   | \$217,213   |
| Average House Value | \$961,654 | \$1,151,302 | \$1,132,836 |

2020 American Community Survey (ACS)

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