PAD SITES AVAILABLE
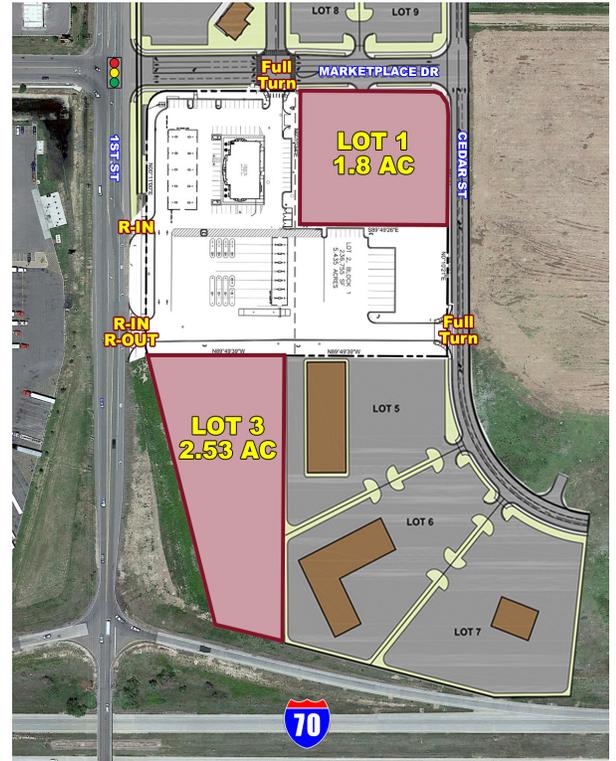

HIGHLIGHTS

▸ 4.33 acre development

▸ Permitted Uses include Tire Store, Quick Lube, Auto Parts, Brake Repair, Car Wash, Fast Food, Quick Service, Dollar Store and Flex Office

▸ Strategic I-70 frontage, visibility & immediate access

▸ Demand for regional & national retail services in path of primary growth along I-70

📍 **SWC MARKETPLACE DR & 1ST ST**
BENNETT, CO

1.8 - 2.53 ACRE SITES | AVAILABLE IMMEDIATELY

DEMOGRAPHICS

	20 MIN DRIVE TIME	10 MILES	15 MILES
Estimated Population	49,493	12,175	27,117
Avg. Household Income	$95,004	$106,124	$114,934
Employees	20,297	3,189	8,425
Businesses	1,230	366	688

Source: ESRI 2021

TRAFFIC COUNTS

LOCATION	CARS/DAY
I-70 east of 1st ST	24,000
1st ST north of I-70	11,000

Source: CDOT 2020

CONTACT BROKER

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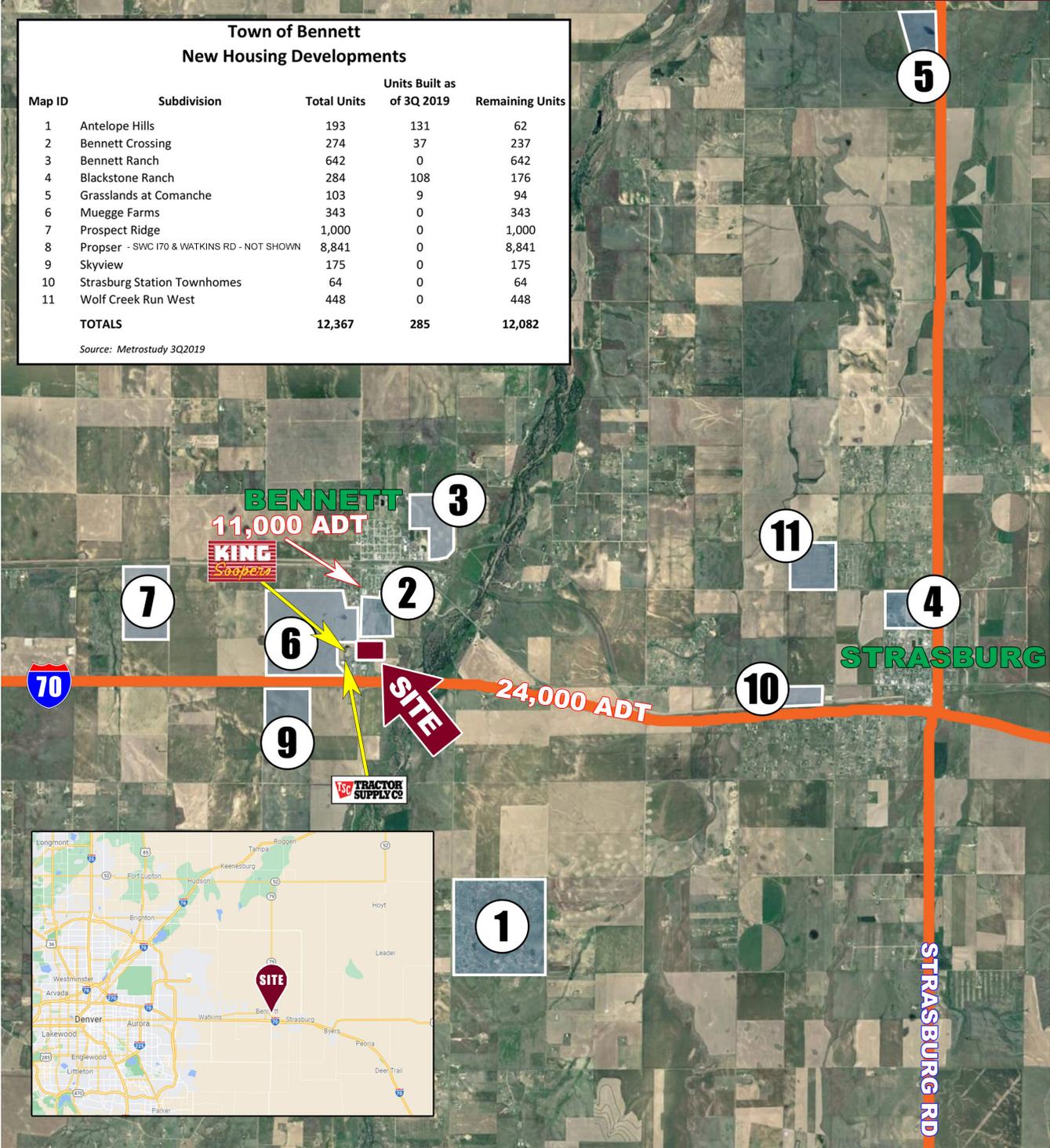A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

SWC MARKETPLACE DRIVE & 1ST STREET
BENNETT, CO

TOWN OF BENNETT

COLFAX AVE

FAMILY DOLLAR

LENNAR
UNDER CONSTRUCTION FOR SINGLE FAMILY HOMES

TOWN OF BENNETT TOWN HALL

79

O'Reilly AUTO PARTS

LGI HOMES

275 SINGLE-FAMILY HOMES COMPLETED

BENNETT PARK & RECREATION

FUTURE RETAIL

LENNAR
UNDER CONTRACT FOR 116 SINGLE FAMILY HOMES

LENNAR
UNDER CONTRACT FOR 113 SINGLE FAMILY HOMES

UNDER CONSTRUCTION 363 HOMES

1ST ST

MIXED USE INCLUDING APARTMENTS

Full Turn

TACO BELL

SUBWAY

Carls Jr.

KING Soopers

R-IN R-OUT

FUTURE RETAIL

UNDER CONTRACT SELF STORAGE

IREA

OPEN SPACE

McDonald's

Loves Travel Stops

Comfort INN & SUITES

SITE

FUTURE COMMERCIAL

QT QuikTrip

FUTURE RETAIL

TSC TRACTOR SUPPLY CO

11,000 ADT

70

24,000 ADT

70

MORGAN COMMUNITY COLLEGE

ACE
The helpful place.

SullivanHayes
BROKERAGE

Town of Bennett
New Housing Developments

Map ID	Subdivision	Total Units	Units Built as of 3Q 2019	Remaining Units
1	Antelope Hills	193	131	62
2	Bennett Crossing	274	37	237
3	Bennett Ranch	642	0	642
4	Blackstone Ranch	284	108	176
5	Grasslands at Comanche	103	9	94
6	Muegge Farms	343	0	343
7	Prospect Ridge	1,000	0	1,000
8	Propser - SWC I70 & WATKINS RD - NOT SHOWN	8,841	0	8,841
9	Skyview	175	0	175
10	Strasburg Station Townhomes	64	0	64
11	Wolf Creek Run West	448	0	448
	TOTALS	**12,367**	**285**	**12,082**

Source: Metrostudy 3Q2019

BENNETT

11,000 ADT

KING Soopers

SITE

24,000 ADT

STRASBURG

TRACTOR SUPPLY CO

STRASBURG RD