

SOUTH MAIN STREET

Bromley Lane & Highway 85 Brighton, Colorado

FOR SALE

LAST PAD AVAILABLE



PROPERTY HIGHLIGHTS

- LAST PAD AVAILABLE
- 1.25 AC PAD FOR SALE
- ZONING: PD-SOUTH MAIN REDEVELOPMENT
- GREAT VISIBILITY ALONG HIGHWAY 85 WITH A 3/4 TURNING MOVEMENT ALONG BROMLEY LANE

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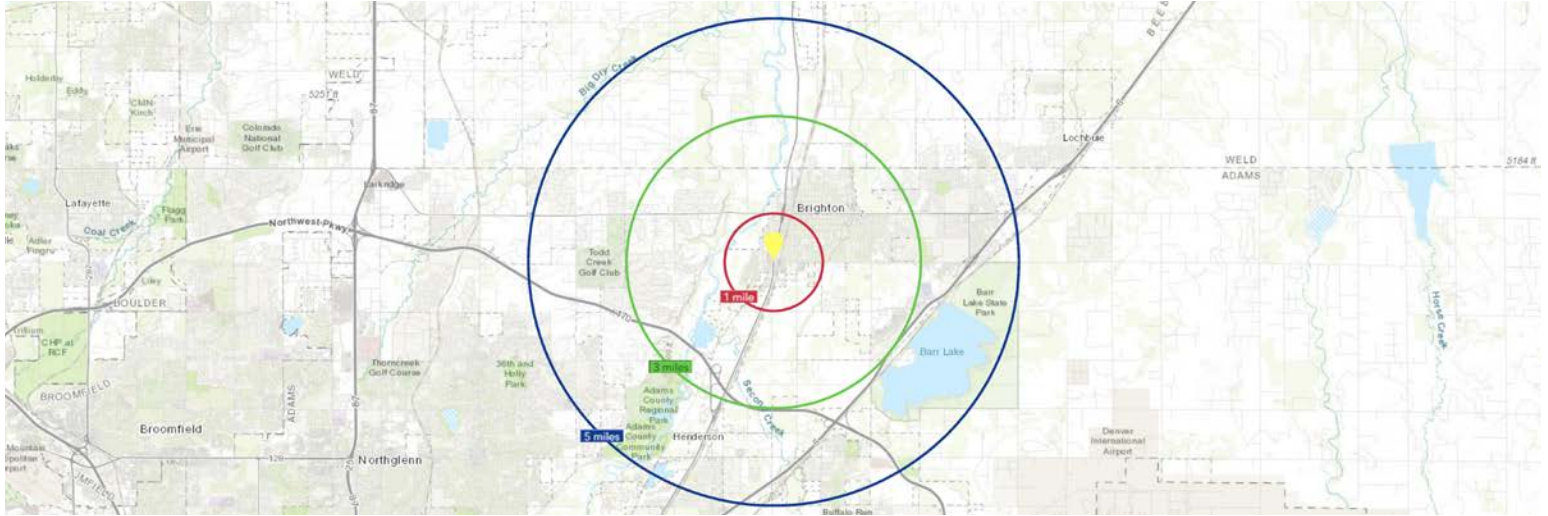
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TRADE AREA



AREA DEMOGRAPHICS



DEMOGRAPHICS | COMPARISON SUMMARY

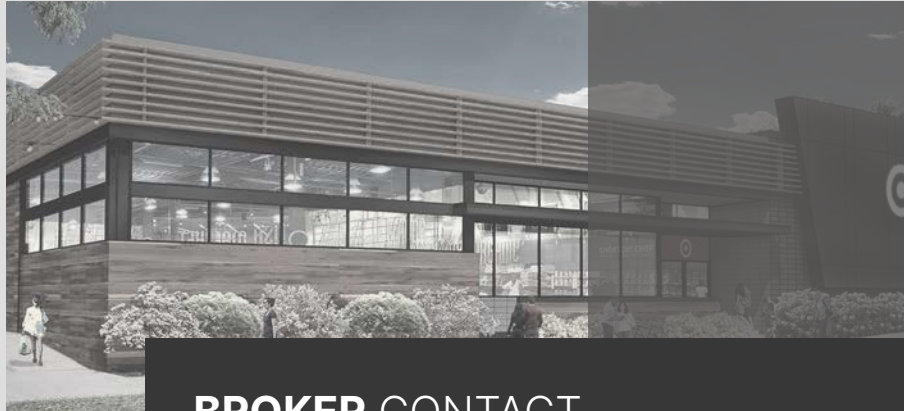
CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	8,334	32,909	75,739
PROJ. POPULATION IN 2030	8,437	33,940	82,396
AVG. HOUSEHOLD INCOME	\$103,143	\$121,007	\$144,433
DAYTIME POPULATION (EMPLOYEES)	3,601	14,088	21,715

SOURCE: ESRI 2025

TRAFFIC COUNTS

LOCATION	CARS/DAY
Hwy 85 north of Bromley Ln	39,000
Hwy 85 south of Bromley Ln	39,000
Bromley Ln east of Hwy 85	20,539 ¹

SOURCE: CDOT 2024, DRCOG 2021¹



BROKER CONTACT

ABOUT SULLIVANHAYES

SullivanHayes Brokerage is Colorado's premier, full service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978. SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: www.sullivanhayes.com

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All information to be independently verified.