FOR SALE

CENTENNIAL BUSINESS PARK LAND

6300 S PEORIA STREET, CENTENNIAL, CO 80111

PROPERTY FEATURES

- Adjacent to Southfield Office Park
- City of Centennial would consider a rezone to Business Park (BP 100)
- Multi-family / outdoor storage uses not permitted
- Immediately south of Cherry Creek State Park
- Property contains 4 AM radio towers under FCC license (may be reduced to 2 towers / guy wires can be attached to future structures)

LOT INFORMATION

LAND SIZE:	18.66 Acres m/l
PRICE:	$3,500,000.00
PROPERTY TAXES:	$28,712.20
ZONING:	Recreation (Business park zoning possible)
WATER / SANITATION:	Arapahoe Water
GAS / ELECTRIC:	Xcel Energy
CITY / COUNTY:	Centennial / Arapahoe

TREVEY COMMERCIAL REAL ESTATE

TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	3,733	64,386	259,977
Households	1,362	26,606	107,624
Avg. HH Income	$182,774	$132,535	$123,967

TRAFFIC COUNTS

S Peoria St & Arapahoe Rd | 9,977 VPD

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