



FLOYD HILL BUSINESS PARK

**35715 U.S. Highway 40
Building D | Unit D-106
Evergreen, CO 80439**

FOR SALE

\$250,000

SALE INCLUDES MIP LICENSE

UNIT SIZE	PROPERTY	LOCATION	ASKING PRICE
1,662 SF	Commercial Condo	Evergreen, CO	\$250,000

PROPERTY OVERVIEW

A 1,662 SF commercial condominium in Floyd Hill Business Park. The offering includes the MIP license and is located in Building D along the U.S. Highway 40 / I-70 mountain corridor.

PROPERTY HIGHLIGHTS

- 1,662 SF - Unit D-106
- MIP license included with sale
- Floyd Hill Business Park
- PD - Clear Creek County zoning
- Ample on-site parking

BUILDING & AREA

Building: 29,272 SF

Site: 3.09 acres

Year built: 1997

Renovated: 2010

Building class: B

Clear height: 12 ft

ACCESS

Near I-70 between Exits 247 and 248, with access to Evergreen, Floyd Hill and the western Denver mountain corridor.

LOCATION MAP

35715 U.S. Highway 40, Building D, Unit D-106 | Evergreen, Colorado 80439



Floyd Hill / Evergreen

U.S. Highway 40 with convenient access to I-70 and the western Denver mountain corridor.

Offering

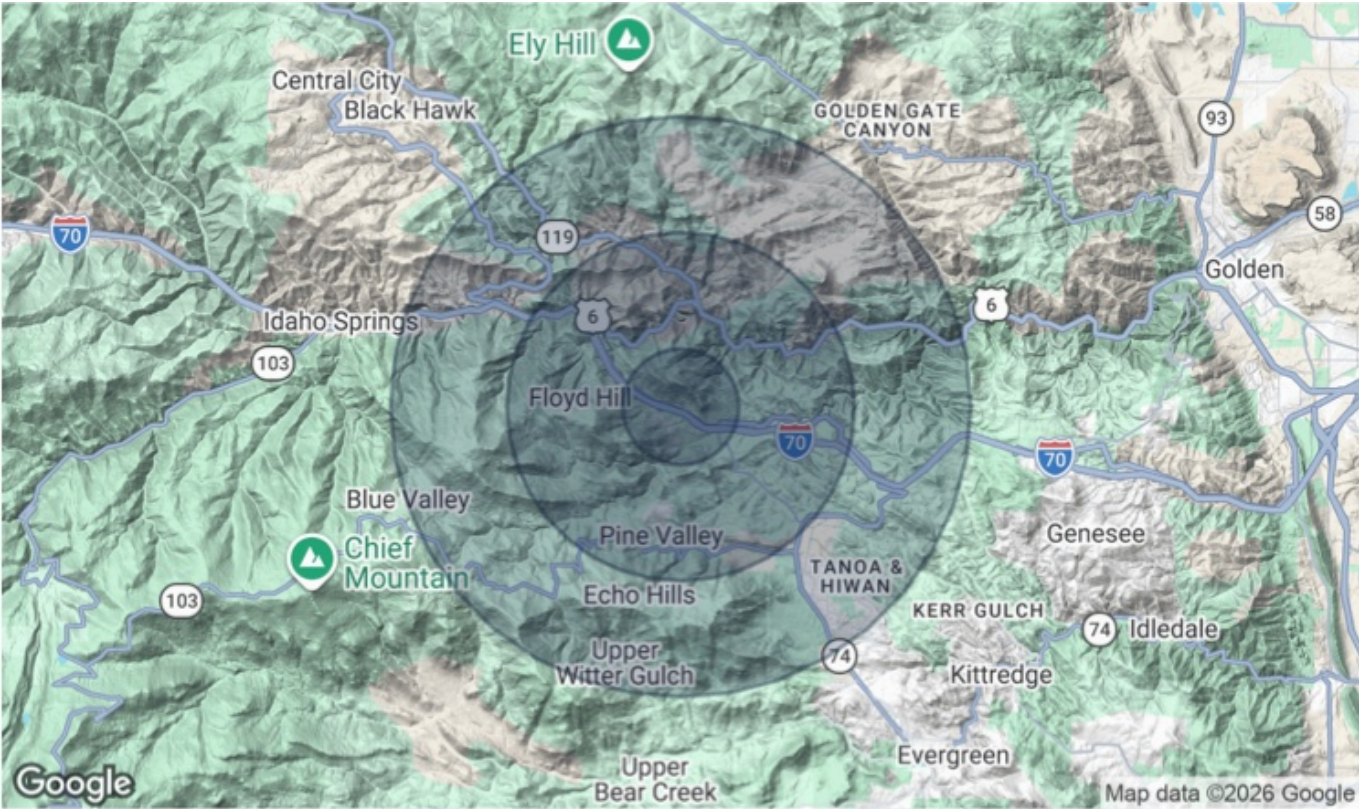
1,662 SF

\$250,000

MIP License Included

DEMOGRAPHICS

Floyd Hill / Evergreen trade area



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			
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 Home Value	\$961,654	\$1,151,302	\$1,132,836

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FOR SALE
\$250,000
1,662 SF + MIP License

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