

AVAILABLE FOR LEASE

HWY 7 & SHERIDAN PKWY

Erie, Colorado 80516



- 1,800 square feet available next to Pacific Dental
- Located directly off Highway 7 (Baseline Rd) in Erie, Colorado
- In front of the new King Soopers Marketplace.

LEGEND

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HWY 7 & SHERIDAN PKWY	1 MILE	3 MILE	5 MILE
2016 EST. POPULATION	4,463	20,310	95,087
2022 PROJECTED POPULATION	5,284	23,835	109,598
2016 EST. HOUSEHOLDS	1,458	7,162	32,866
2016 EST. AVG HH INCOME	\$145,756	\$143,793	\$118,230
2016 EST. DAYTIME POPULATION	405	4,736	21,437

TRAFFIC COUNTS:
 Highway 7 (Baseline Rd) - 18,000 vehicles per day
 Sheridan Parkway - 3,000 vehicles per day

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