

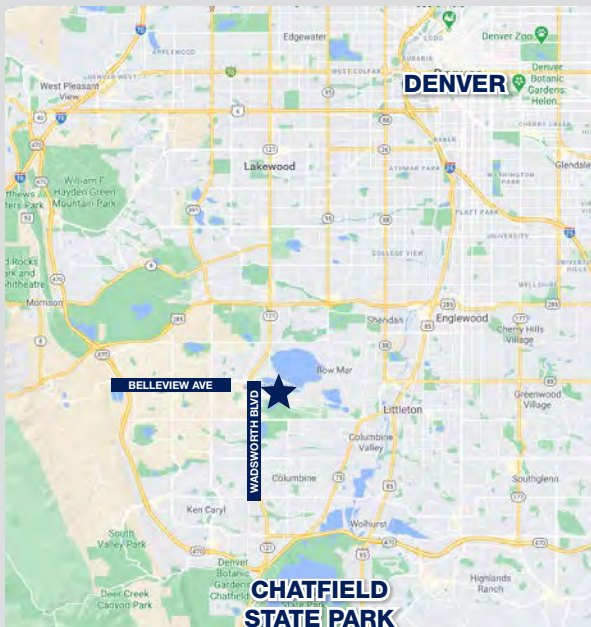
Marston Park Plaza

Wadsworth Boulevard & Bellevue Avenue | Littleton, Colorado



RETAIL AVAILABLE FOR LEASE | SPACE 1,528 - 14,000 SF

- *Main tenants include Chase Bank, Club USA and Hacienda Colorado restaurant*



For more information, please contact:

Dean Insalaco

Vice President

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Marston Park Plaza is a prominent shopping center comprised of strong vibrant, local, regional and national tenants. Located in Littleton, Colorado with excellent access and visibility at the key intersection of Wadsworth Boulevard and Bellevue Avenue. This trade area is of high income and high density population.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	15,161	116,016	271,507
Average HH Income:	\$98,520	\$110,629	\$106,518
Businesses:	611	3,413	9,581
Employees	7,951	28,534	78,805

Source: Applied Geographic Solutions, 2018

TRAFFIC COUNTS	
On Wadsworth Blvd at Bellevue Ave:	55,520 CPD
On Bellevue Ave west of Wadsworth Blvd:	18,452 CPD
On Bellevue Ave east of Wadsworth Blvd:	17,457 CPD

Source: CDOT 2017



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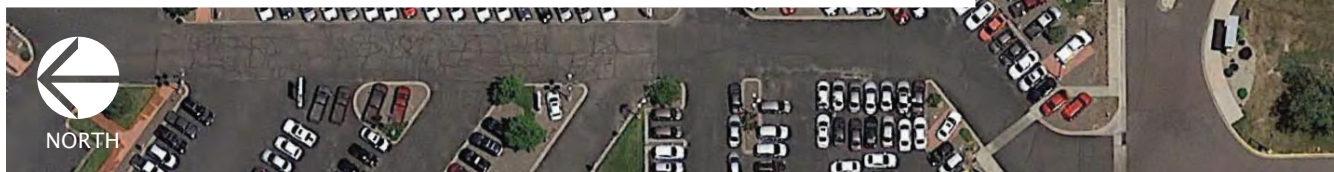
Miller Real Estate Investments, LLC
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Information contained herein, while not guaranteed, is from sources we believe are reliable. Price, terms and information subject to change.

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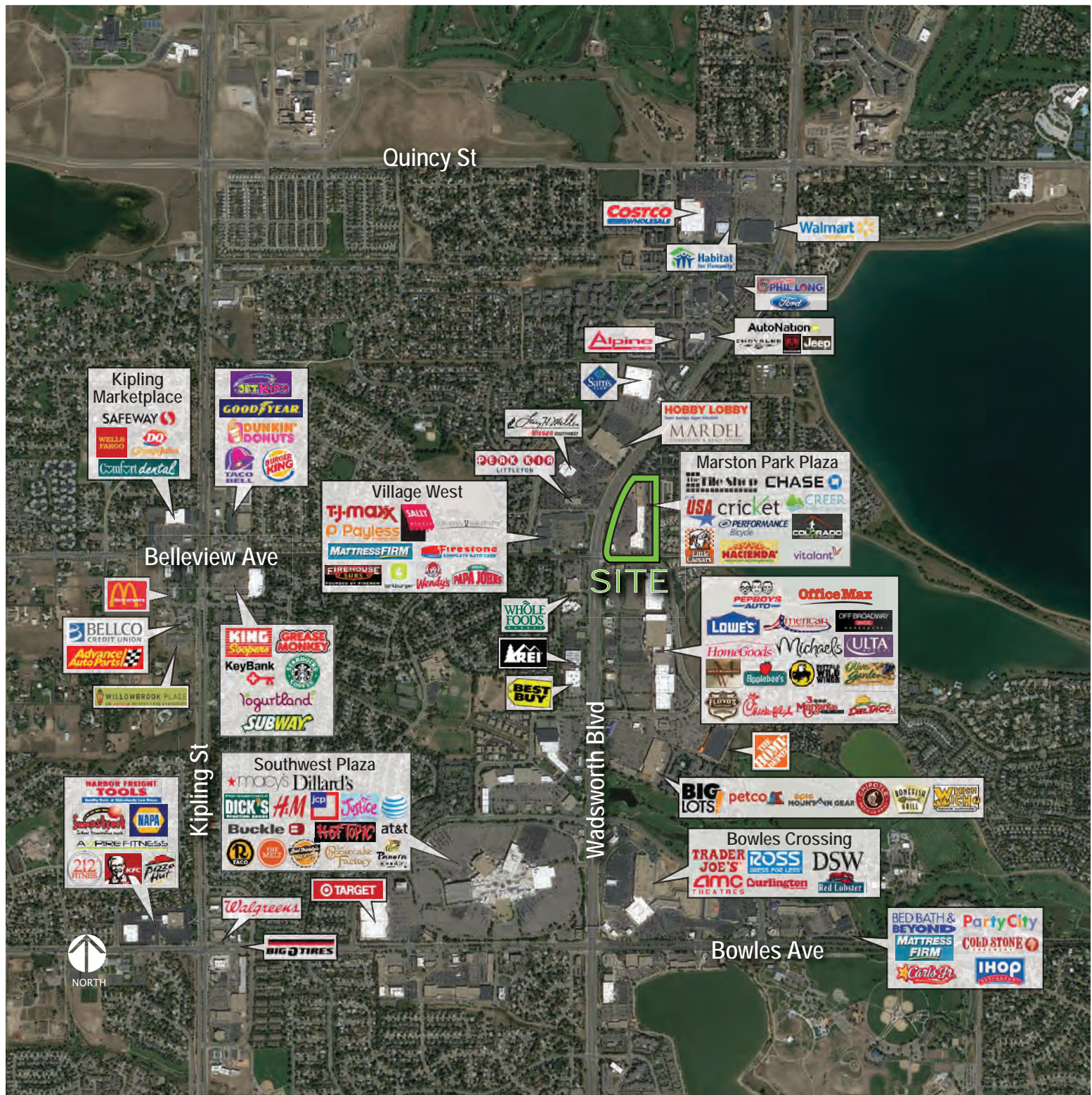
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