



Lots for Sale in Ptarmigan Business Park

7460 & 7498 Westgate Drive | Windsor, CO

Property Overview:

Lot Size: 0.66 - 1.17 Acres

Zoning: CAC

Asking Price: \$16.50 - \$23.03/SF

- Join 7-Eleven and more!
- Recent interchange improvements
- Fully developed and permit-ready
- Streets and utilities installed
- Potential users:
 - Fast food
 - Restaurant
 - Retail
 - Healthcare
 - Medical clinic
 - Lodging and more

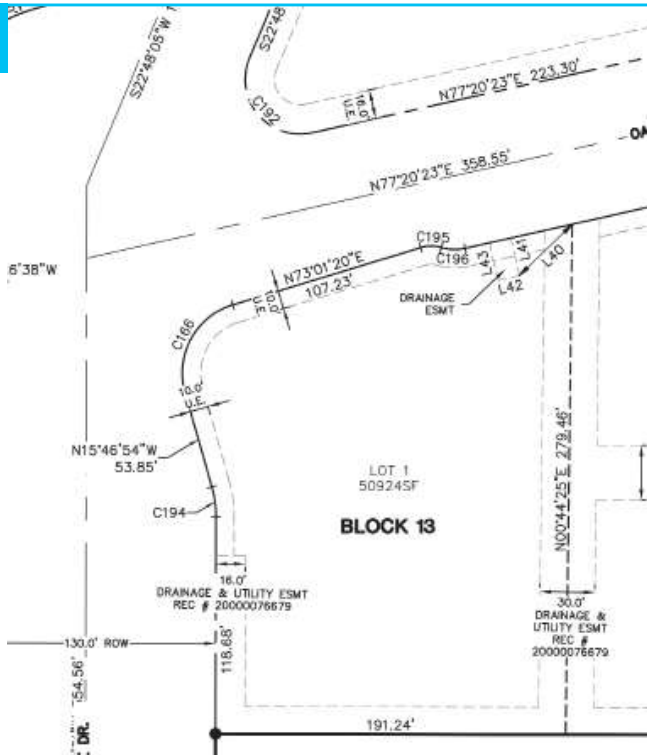
Contact
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Impact Commercial Real Estate
 9233 Park Meadows Drive
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 720.608.4201
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Lot 1



7460 Westgate Drive

1.17 Acres / 50,924 SF

Asking Price: \$840,000 (\$16.50/SF)

- Ideal for bank with drive-through requirement or office/retail use
- Direct access to Westgate Drive

Lot 2
 U.C.



7498 Westgate Drive

0.66 Acres / 28,653 SF

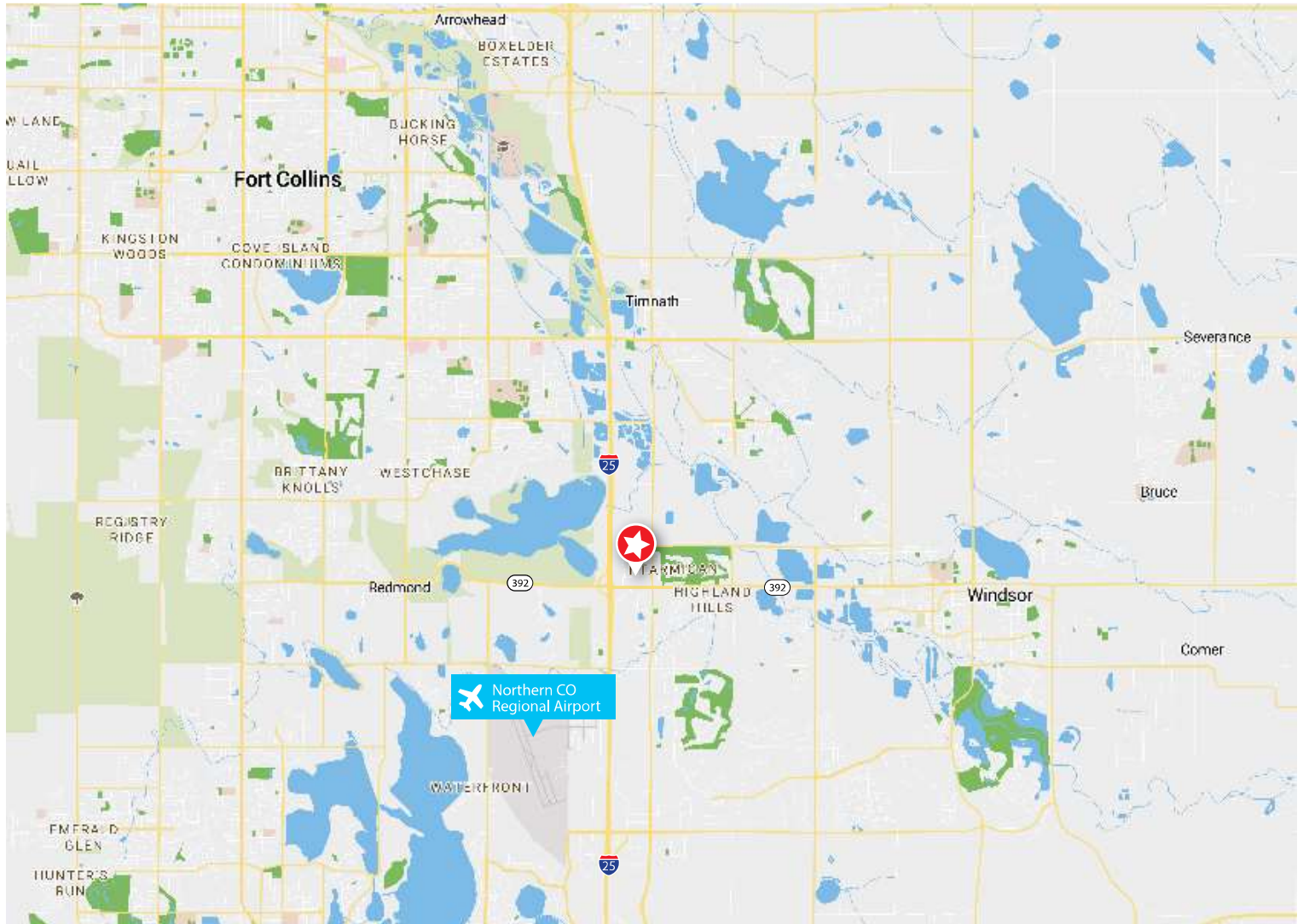
Asking Price: \$660,000 (\$23.03/SF)

- Excellent opportunity for restaurant, retail or office use
- Frontage on Highway 392

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2027 Projection	2,863	28,360	91,814
2022 Estimate	2,514	24,804	81,451
Growth 2022-2027	2.8%	2.9%	2.5%
Median Age	41.8	38.6	38.3
Households			
2027 Projection	1,082	10,575	35,276
2022 Estimate	944	9,187	31,199
Household Income			
2022 Average	\$171,794	\$147,121	\$126,139
2022 Median	\$149,596	\$121,963	\$101,491

Source: CoStar

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