IMPACT COMMERCIAL REAL ESTATE

Prime Commercial Site

3470 State Highway 52 | Frederick, CO 80516

Property Overview:

Lot Size: 68,509 SF (1.57 AC)

Use: BLI (click for info)

Price $18/SF

- Possible car wash site with existing plans for self-serve available with purchase
- Excellent demographics and growing traffic counts
- Situated along busy SH 52 with over 19.000 VPD
- Located between 7-Eleven and Ziggi's Coffee

Town of Frederick Resources: https://frederickco.gov/869/Grants-Financial-Resources

Contact

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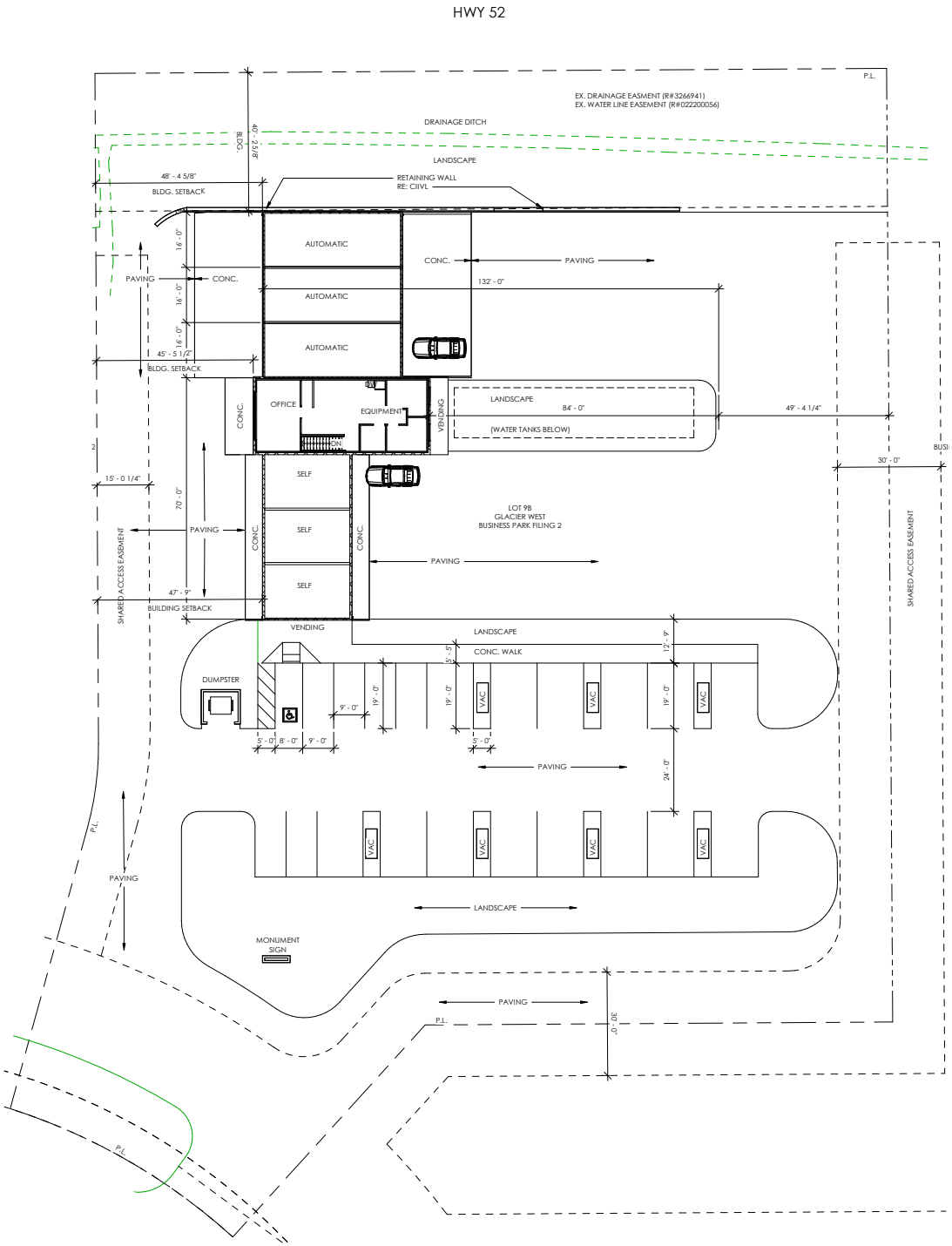
Impact Commercial Real Estate
7000 S. Yosemite St., Suite 290
Centennial, CO 80112
720.608.4201
www.impactcommercial.co

Proposed Site Plan



Town Incentive Policy

TOF Development Map

Town Impact Flyer

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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2028 Projection	2,652	11,633	47,781
2023 Estimate	2,301	10,622	44,134
Growth 2023-2028	15.25%	9.52%	8.26%
Median Age	42.20	37.80	37.70
Households	**1 mile**	**3 miles**	**5 miles**
2028 Projection	985	4,093	17,248
2023 Estimate	855	3,733	15,896
Household Income	**1 mile**	**3 miles**	**5 miles**
2023 Average	$146,926	$136,962	$126,725
2023 Median	$121,468	$115,175	$107,190

Source: CoStar

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