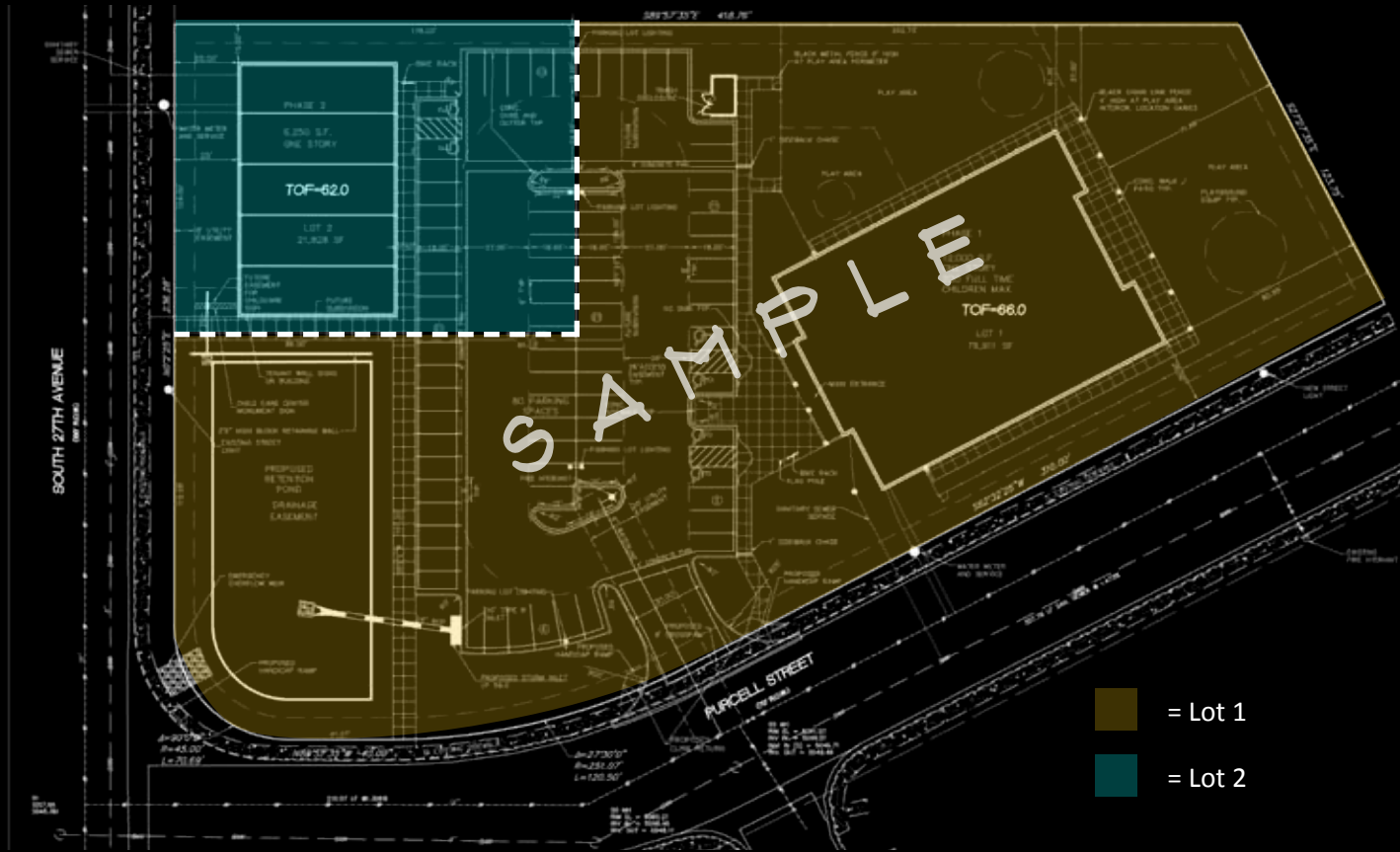


MEDICAL/COMMERCIAL DEVELOPMENT LAND AVAILABLE

2901 EAST PURCELL



= Lot 1
 = Lot 2

For more information, please contact:

Matt Call
 Brokerage Services
 303.339.2550
 matt.call@iedge.com

Heather Taylor
 Brokerage Services
 303.339.2958
 heather.taylor@iedge.com

City: Brighton
County: Adams

Site Size: 2.64 acres (114,824 SF)
Lot 1: 93,008 SF
Lot 2: 21,828 SF

Availability: Immediately

Sale Price: \$485,000 (\$4.22 / SF)

Additional Information

- ▶ Approximately 2.636 acres available for sale, lease or build-to-suit
- ▶ Less than 1 mile to Platte Valley Medical Center
- ▶ Situated at the northeast corner of 27th & Purcell
- ▶ Well-situated for a variety of uses to include retail, office, medical, child care, car wash, etc.

Edge Commercial Properties

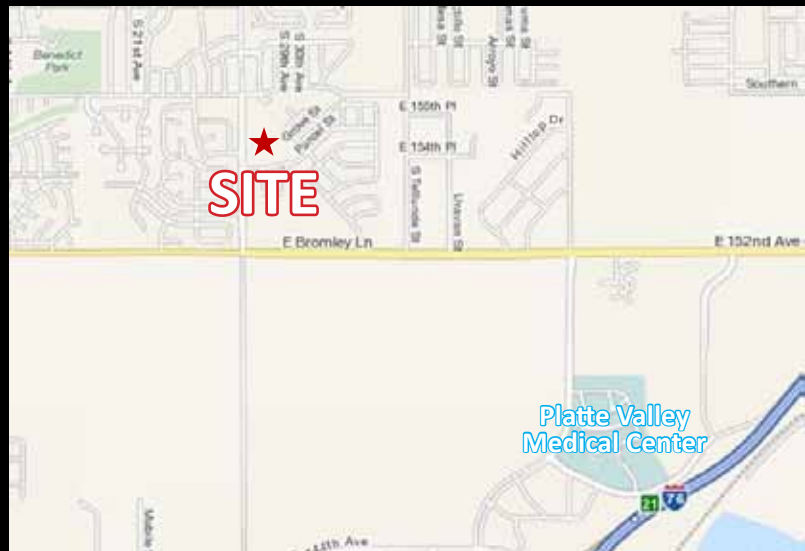
MEDICAL/COMMERCIAL DEVELOPMENT LAND AVAILABLE

DEMOGRAPHICS

Brighton	1990	2008
Population	14,186	33,397
Households	4,779	11,073
Average HH Income	\$39,023	\$46,779

TRAFFIC COUNTS

Along 27th Avenue 25,100 VPD



The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.

Edge Commercial Properties

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