

Commercial Land For Sale or Lease

**SOUTH OF PUBLIC RD & S BOULDER RD
LAFAYETTE, CO**

Parcel Size 0.71 Acres

Sale Price: \$499,000

Lease Price: Negotiable

LAND HO!

Looking for commercial land in one of the most dynamic and growing areas in Colorado? Here is a 30,000 sq ft plus parcel in Lafayette, CO, a suburb of booming Boulder, centered in a diverse business and residential area. With a population of 49,000, a median age of 41, and a median income of \$91,569. Lafayette promises a younger, upscale customer base for any type of commercial endeavor.

The owners goal is to put this significant parcel into productive use and is offering the parcel in three ways; a direct sale; long-term lease; or a partnership with a developer.

PROPERTY HIGHLIGHTS

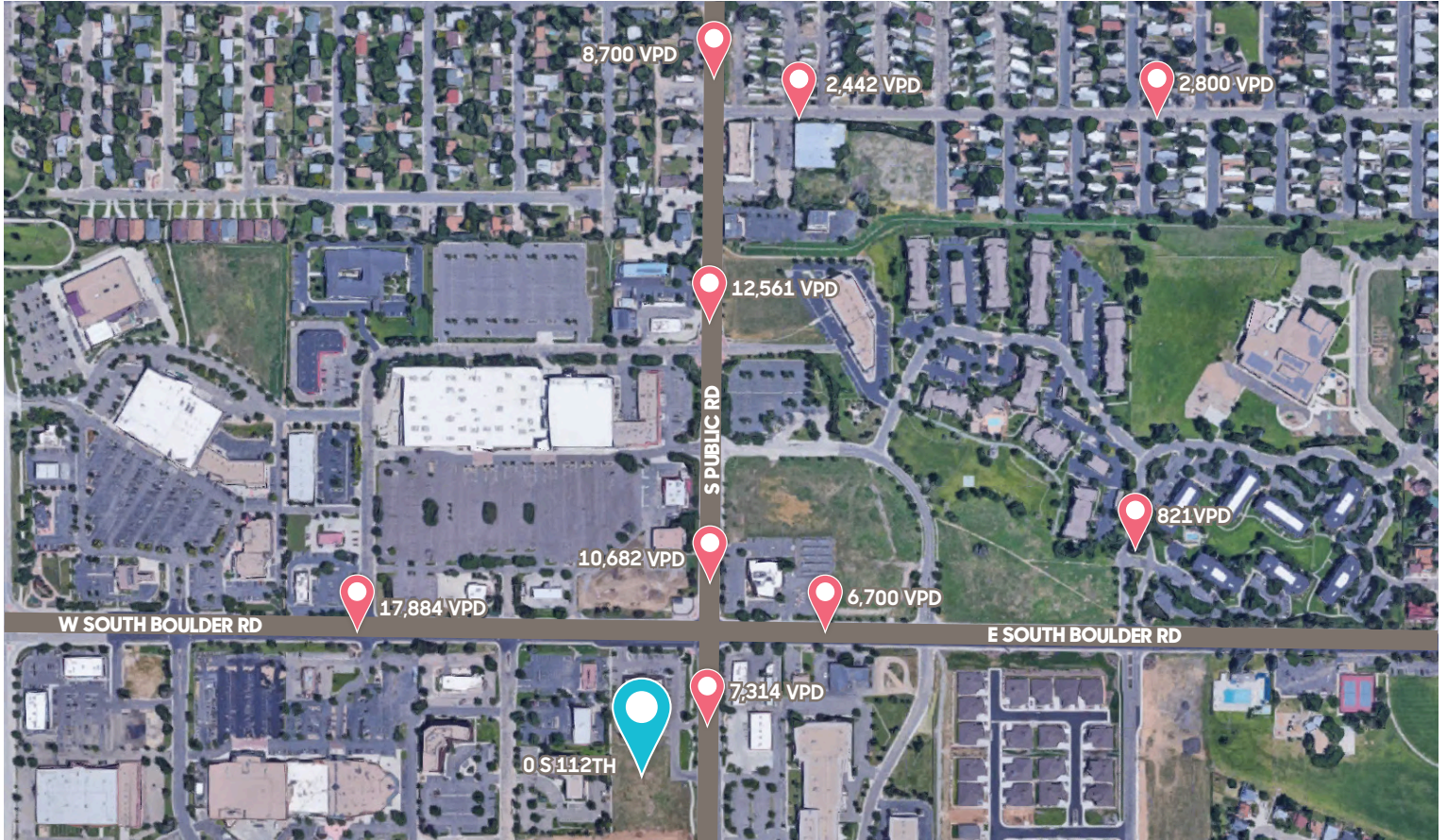
- Valuable central Lafayette location
- C1 regional business zoning
- Existing plans for potential development
- Rare space in this size and location
- Ownership interested in development partnership

[CLICK HERE](#)
for aerial tour



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TRAFFIC COUNTS



*VPD = VEHICLES PER DAY

LOCAL DEMOGRAPHICS

RADIUS	POPULATION	MEDIAN AGE	AVERAGE HOUSEHOLD SIZE	MEDIAN HOUSEHOLD INCOME	TOTAL BUSINESSES
1 mile	15,196	37.6	2.5	\$65,302	566
3 miles	49,329	41.3	2.5	\$91,569	2,055
5 miles	137,715	39.6	2.6	\$106,512	4,734

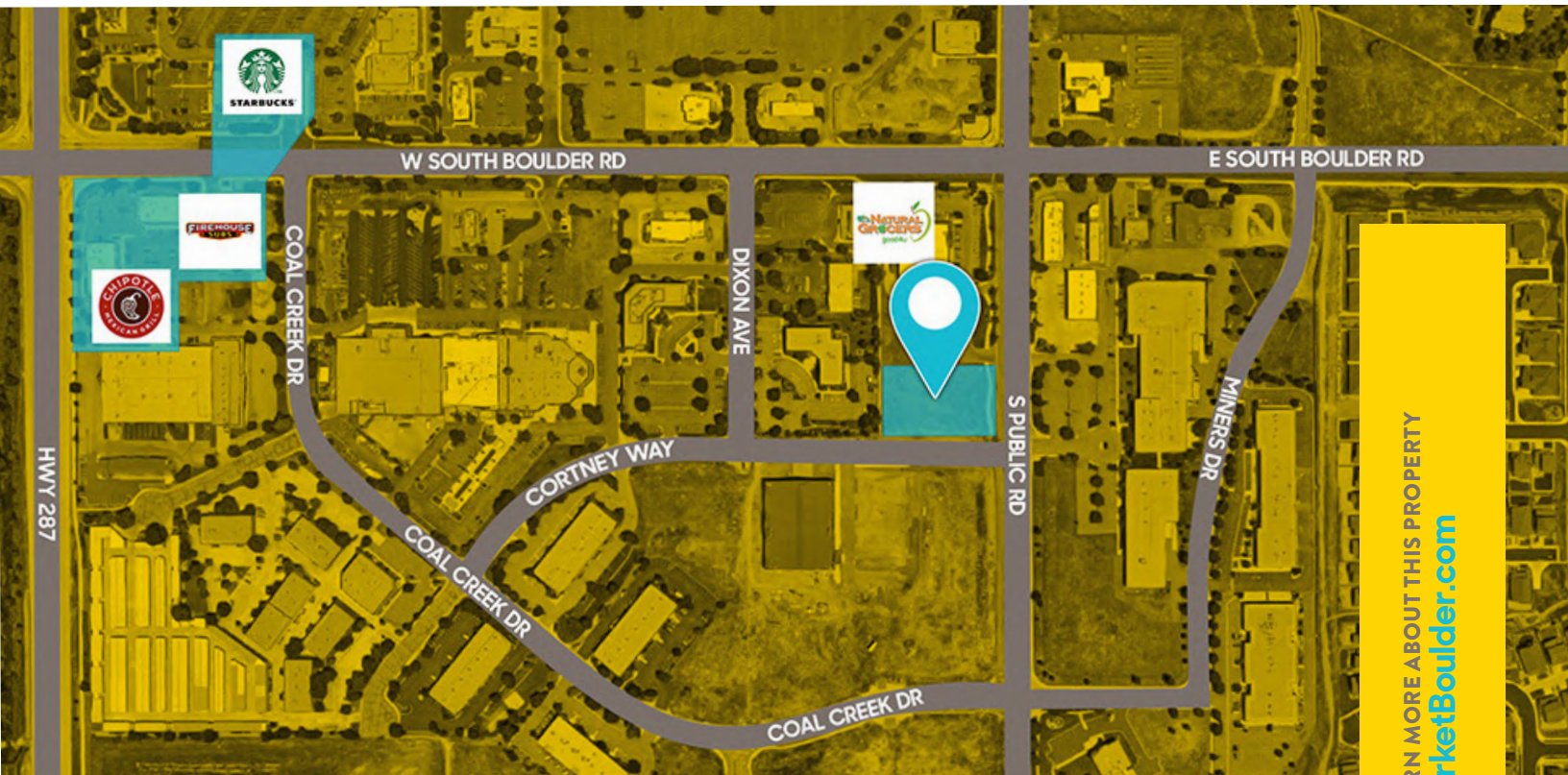




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REAL ESTATE

DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



LEARN MORE ABOUT THIS PROPERTY
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