

Pheasant Ridge Shopping Center

Brighton, Colorado 80601

- **Southwest corner of Bridge Street and new Tower Road**
- **Directly across Tower from the proposed 125,000 sf King Soopers**
- **Pads available along both Bridge and Tower, and pads for multi-tenant strip development**
- **Multi-family and single family land also available separately or in bulk sale**
(ask for bulk sale info)

Demographics

	1 mile	3 mile	5 mile
Population	3,643	25,489	39,637
Avg HseHd Income	\$72,525	\$63,904	\$62,674
Employees	438	9,204	12,444
Businesses	45	809	1,099

2007 Allocate data

Traffic counts

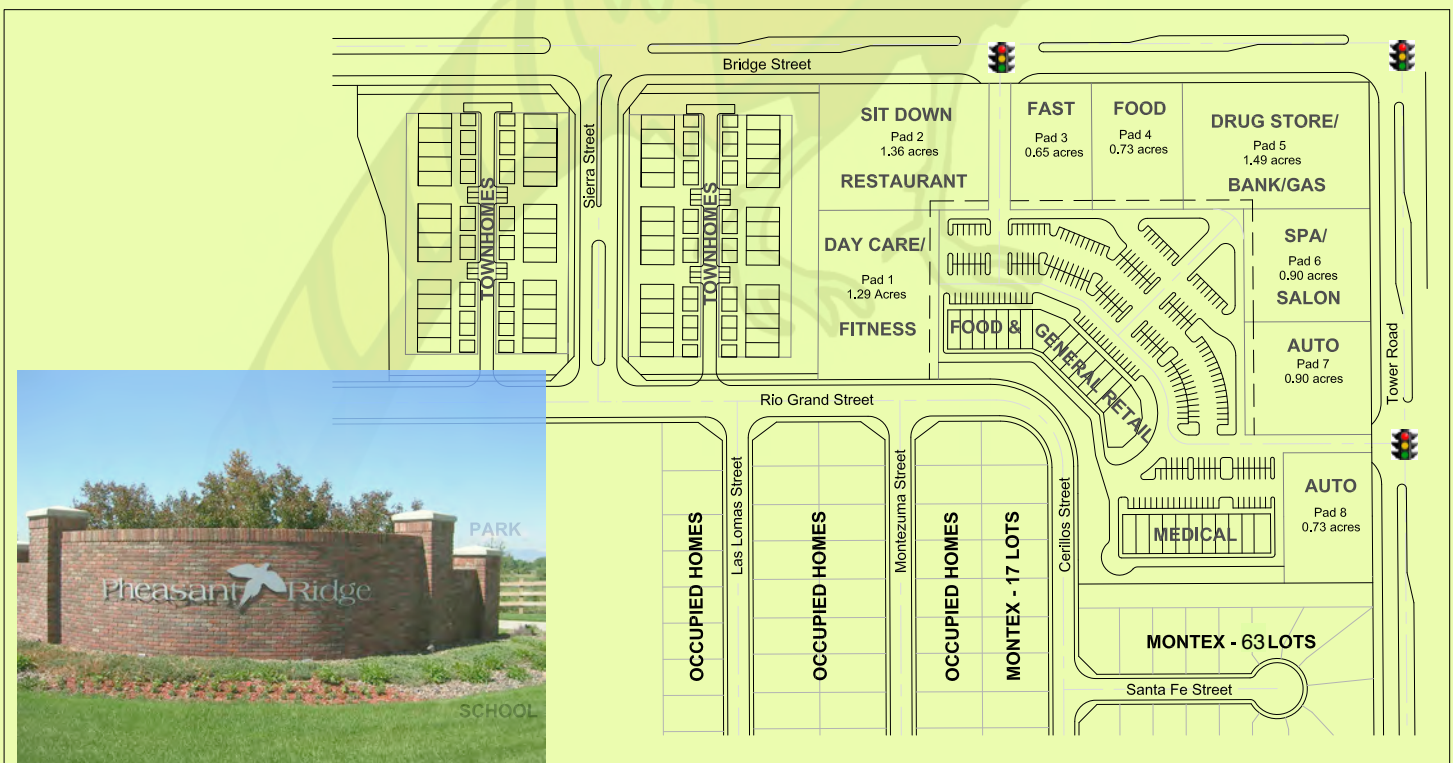
Bridge Street at Tower - 10,700 in 2010 and 27,300 in 2028

Tower Road at Bridge - Projected to be 9,000 in 2028

Aldridge Transportation Consult. Sept. 2008

Access – via 3 traffic lights, each with all turns

- traffic light at the corner of Bridge and Tower
- traffic light at curb cut along Bridge Street
- traffic light at curb cut along Tower Road



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Pheasant Ridge
Phases 8 & 9
Montex Land, Inc.

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