

Pheasant Ridge Shopping Center

Brighton, Colorado 80601

- Southwest corner of Bridge Street and new Tower Road
- 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)

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

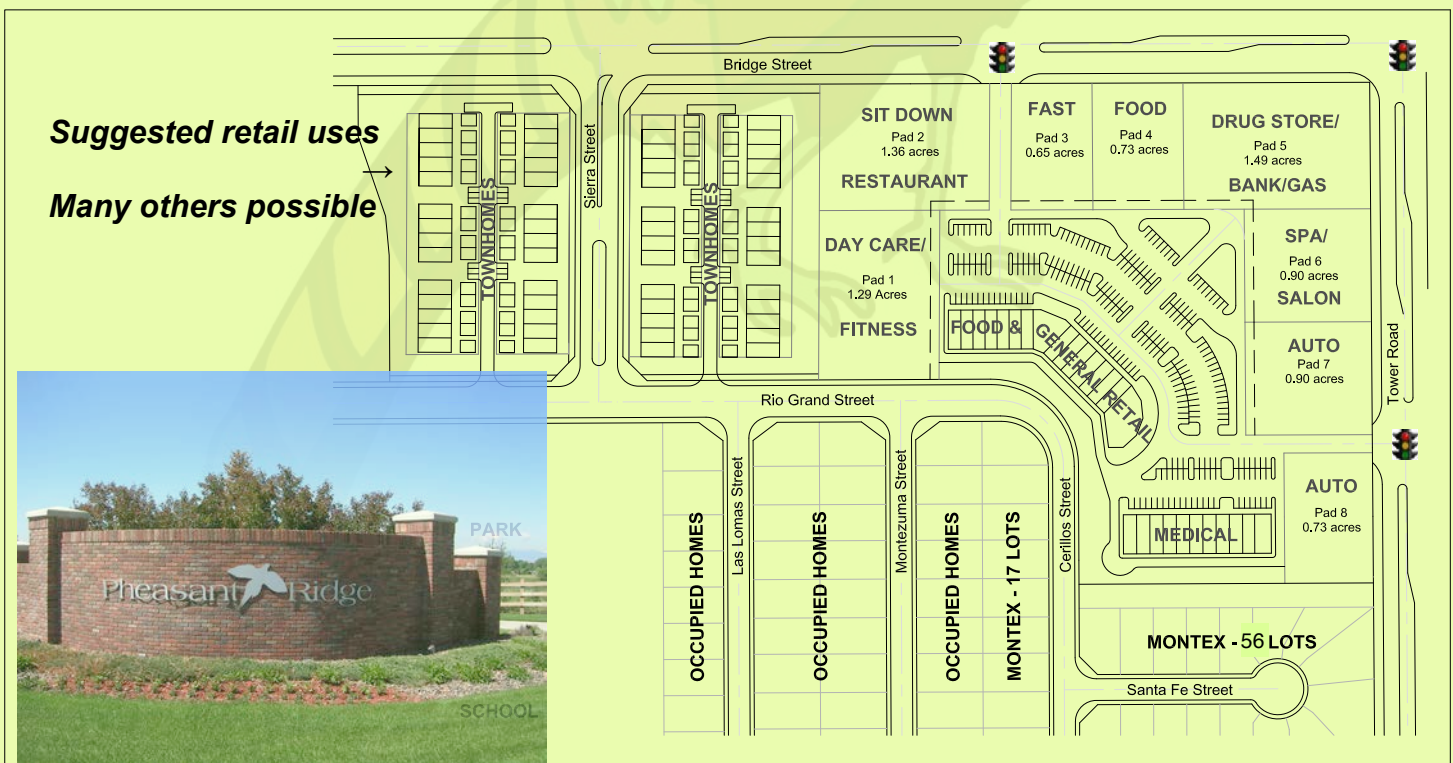
Demographics

	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

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



8480 East Orchard Road
 Suite # 5550
 Englewood, CO 80111
 303-740-7557

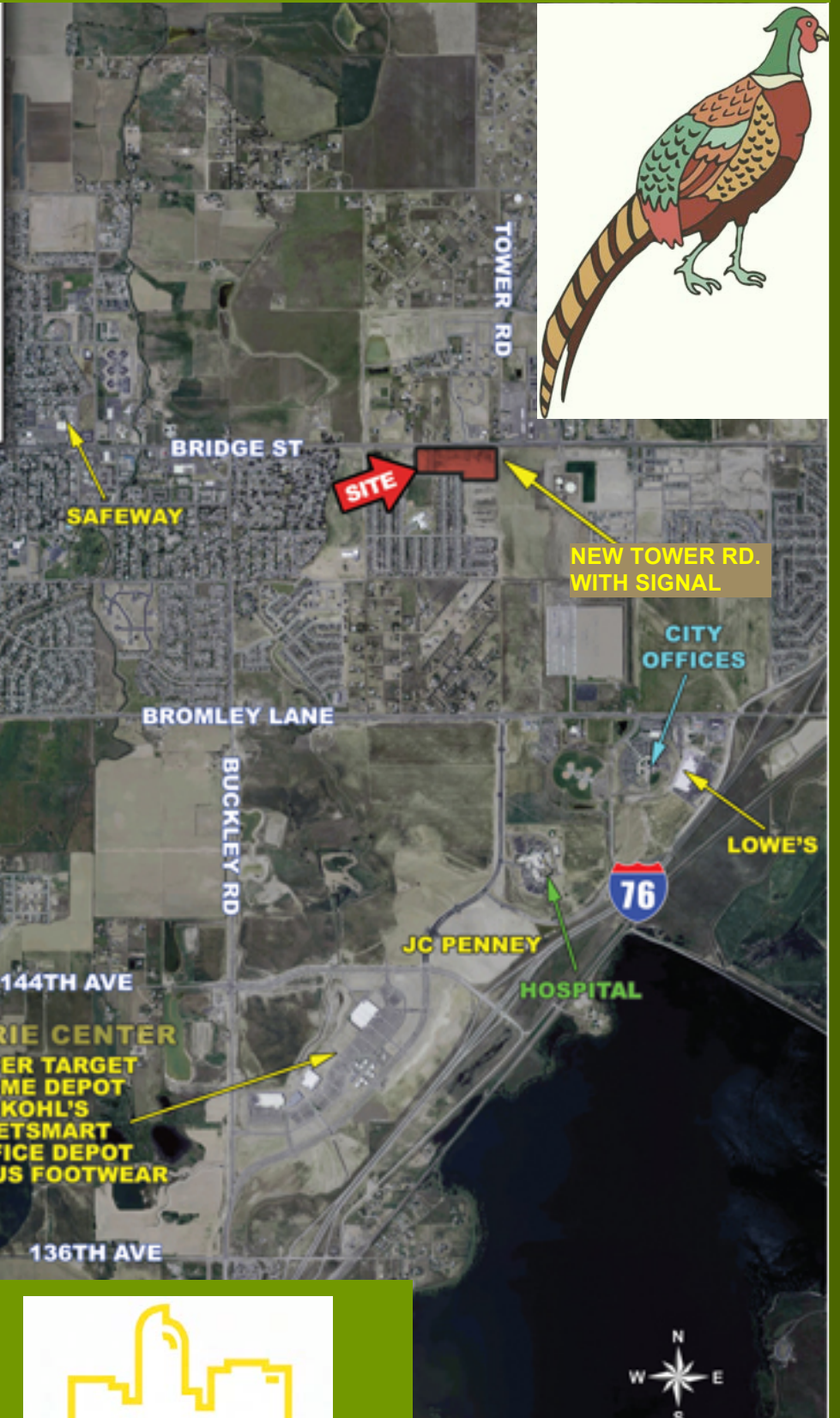
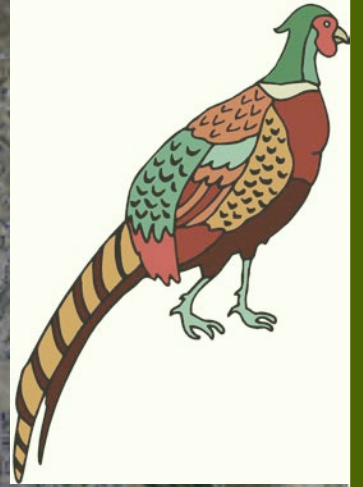
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Pheasant Ridge
Phases 8 & 9
Montex Land, Inc.

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