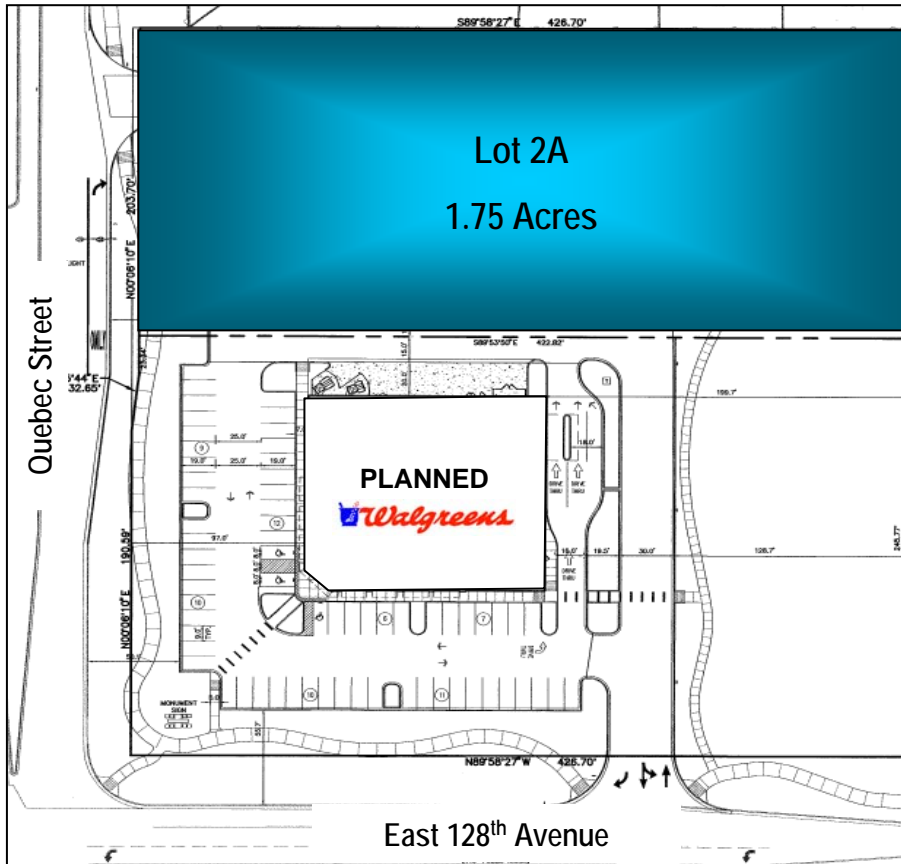




EDGEMARK
Development LLC

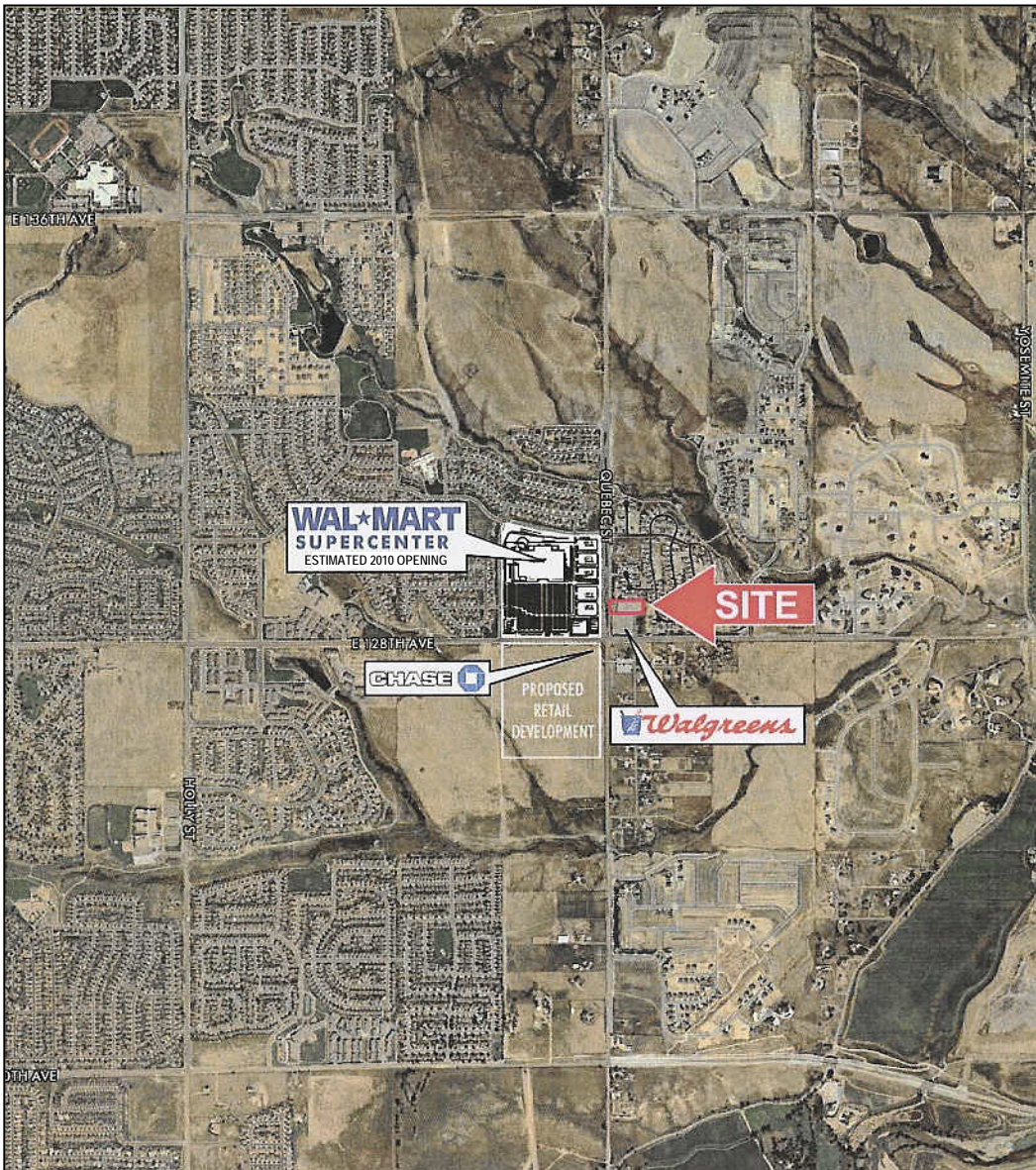
AVAILABLE LAND ZONED RETAIL / COMMERCIAL



NEC 128th AVENUE & QUEBEC STREET THORNTON, COLORADO

REPRESENTED BY: EDGEMARK DEVELOPMENT LLC
410 17TH STREET
SUITE 1705
DENVER, COLORADO 80202

CONTACT: JON DOUGLAS
PHONE: 303.620.4106 FAX: 303.571.4651
E-MAIL: JDOUGLAS@EDGEMARK.COM



- *1.75 Acre Pad Available for Sale, Ground Lease or Build-to-Suit*
- *Adjacent to Planned Walgreens*
- *5,946 Projected Housing Units within a 1.5 Mile Radius*
- *Across the Street from Wal-Mart Anchored Shopping Center*
- *Great Neighborhood Location*

Trade Area Demographics:

	<i>Population</i>	<i>Average HH Income</i>	<i>Business/Employees</i>
3 Mile	56,439	\$73,713	555 / 4,793
5 Mile	126,549	\$66,483	1,888 / 24,506
7 Mile	243,945	\$62,411	4,971 / 63,168