

# Lakewood Development Parcel

13121 W. Alameda Ave., Lakewood, CO 80228



## BUILDING OVERVIEW

<b>Lot Size:</b>	57,064± SF (1.3± Acres)
<b>Parcel #:</b>	49-173-05-007
<b>Zoning:</b>	Lakewood M-G-S
<b>Taxes:</b>	\$11,483 (2023 payable in 2024)

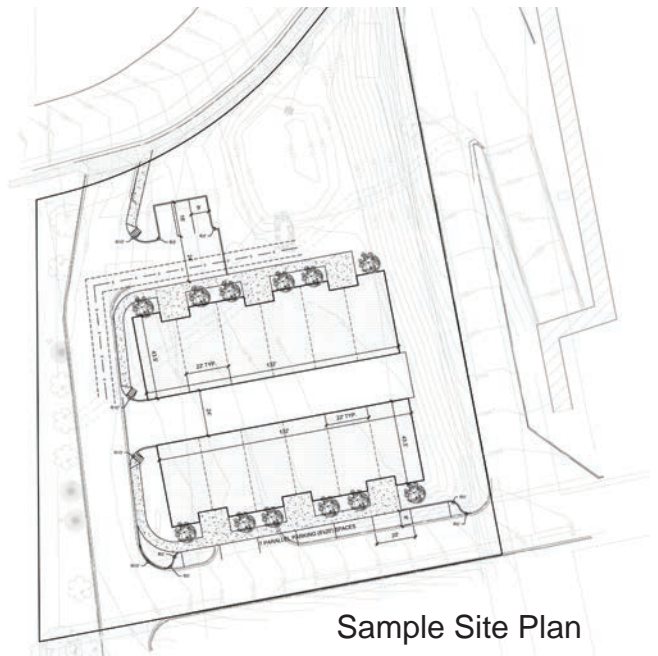
Click on PDF for Lakewood M-G-S Zoning



## PROPERTY HIGHLIGHTS

Located behind a W. Alameda Ave. Safeway store, this 1.31 acre site is an exceptional development opportunity and is part of the busy Foothills Shopping Center. Lakewood (M-G-S) zoning provides a wide range of permitted uses including but not limited to: Multi-Family, Day Care, Retail, Emergency Medical Facility, etc. Consult Lakewood Zoning to be sure your use would be allowed on the property.

**Offered at:**  
**\$995,000**



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	12,582	70,493	192,156
Households	5,665	30,075	80,783
Median HH Income	\$91,786	\$90,679	\$81,623
Median Age	41.60	41.40	40.40
Traffic	22,460 vpd - W. Alameda at W. Ohio Ave.		