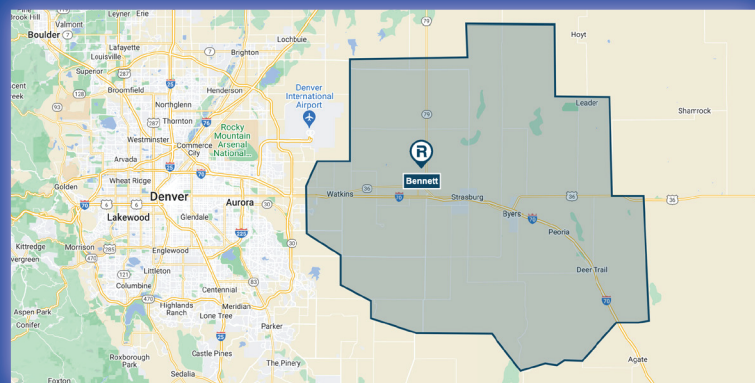


WHY BENNETT



The Town of Bennett is a rapidly growing community that is focused on providing businesses with room to grow and a conducive environment to thrive. Our niche is providing businesses with access to a large regional trade area, affordable development, sound infrastructure and supportive local government officials. The Town's recently proven market has put us in a position for a carefully planned community that attracts strong retail development. Our recruitment plan is anchored on building partnerships with businesses, workforce, community leaders, development experts and investors.

Primary Retail Trade Area • Retail Market Profile



Population

2020	22,282
2024	24,672
2029	30,912

Income

Average HH	\$126,478
Median HH	\$108,130
Per Capita	\$42,549

Small Town Large Consumer Market

Because of our location on the eastern edge of the Denver metropolitan region, local retail establishments draw from a large consumer base west of town (Denver/Aurora) and a solid base east along the I-70 Corridor, as well as the rural communities to the north and south. For many on the eastern plains of Colorado, The Town of Bennett is the most convenient place to shop for food, fuel, financial service, hardware, lumber and farm supplies. Bennett's location to the interstate system means that it is also located within a large labor shed – there are over 1.7 million potential employees within an easy hour drive to our community.

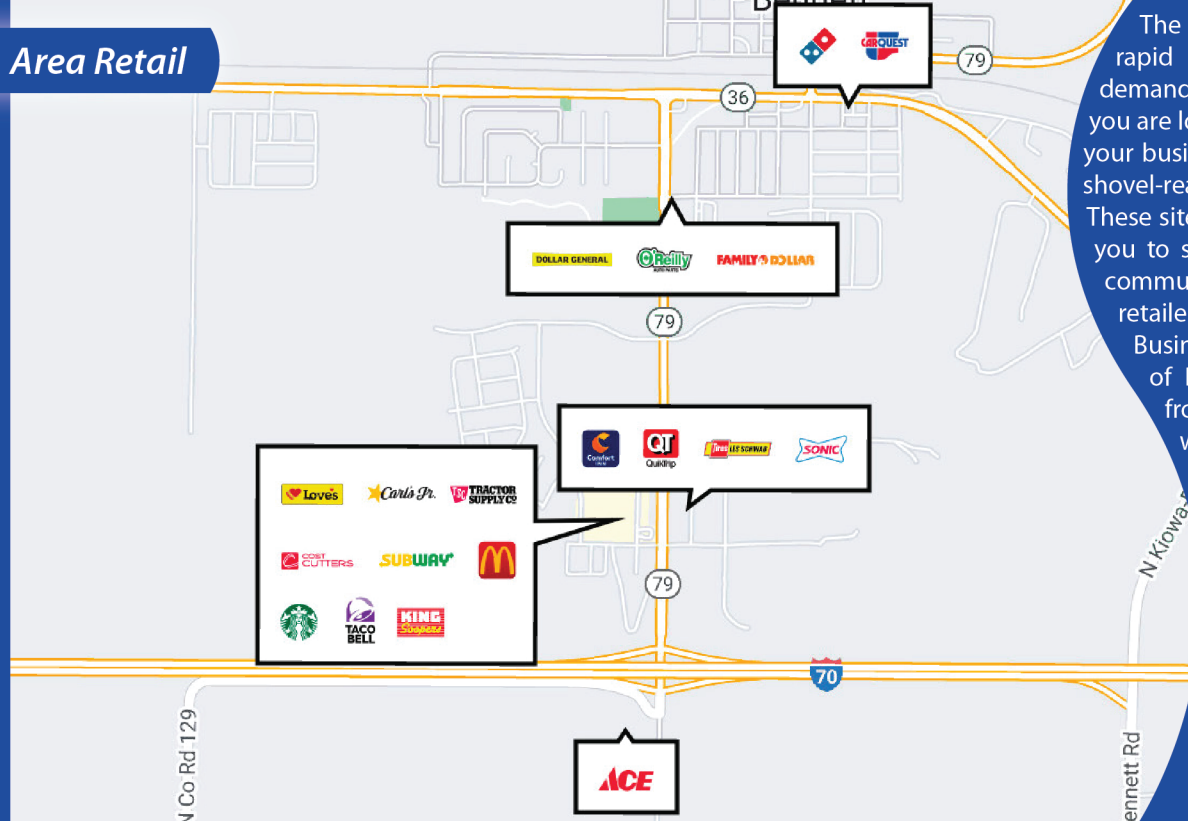
Located in the Eastern Plains of Colorado right next to the Colorado Front Range, Bennett has the unique opportunity of providing access to ample undeveloped land and utility capacity to complement the access to markets and employees that our location in the Denver Metro Area offers. Our large retail trade area spans a population of over 25,000 people. Contact the Town of Bennett to learn how you can get direct access to all that Bennett has to offer to grow your business.

Available Workforce

With over 1,000 newly platted lots, the Town's residential development is a booming industry that promises a bright future for increased local workforce. With our rapidly growing population, the need for retailers continues to rise, opening up the endless opportunities for developers and investors alike.



Area Retail



The Town of Bennett is experiencing rapid growth in population, and the demand for retail expansion is immense. If you are looking for the perfect location for your business, look no further than our 21 shovel-ready commercial-zoned sites! These sites are fully serviced and ready for you to start building your business. Our community comes together to embrace retailers and help new businesses thrive. Businesses of all sizes have the support of Bennett residents, and residents from surrounding communities who rely on the Town for shopping, dining and entertainment. Whether you are ready to get your new business up and running, or you need room to grow and expand your established business, consider Bennett, Colorado. We offer a retail environment that connects the best of both worlds - small town charm and a large consumer market.

Smart About Our Future

Bennett is committed to responsible planned development, economic vitality, a program for public improvements, and improving the quality of life for its residents. Recently the Town Board of Trustees approved over 700 acres of land to be annexed into the Town as well as several active residential and commercial projects. In the next five years, the Town anticipates the construction of over 2,500 residential homes. The Town is planning for future growth and development through its innovative Capital Asset Inventory Master Plan (CAIMP). In recent years, the town has completed \$28 million of capital construction and improvements. In addition to the public infrastructure and services provided by the Town, public services and utilities including fire rescue, electric, gas and telecommunications are provided by our partners.



Connect With Us

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