

6148 E COUNTY LINE RD

HIGHLANDS RANCH, CO 80126

AMAZING C-470
VISIBILITY



RETAIL FOR LEASE



Gannon Roth

Senior Broker Associate

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PROPERTY HIGHLIGHTS

PROPERTY OVERVIEW

- **Highway Visibility** location with easy access to Highlands Ranch, Lone Tree, Centennial, Littleton and the Park Meadows trade area
- Convenient, full turn access off County Line Road and abundant parking
- **High profile signage from C-470 and County Line Rd and with approximately 140,000 combined VPD!**
- Flexible open space design with high ceilings and functional palate width roll-up door – Vehicle roll-up door a possibility
- Very rare and liberal zoning ideal for general retail, **AUTO RELATED**, home improvement, or flex space businesses
- Please call Broker for interior photos, rates, and to set up any showings!



Lease Rate:	Call Broker for Rates
Available Space:	2,750 SF to 5,500 SF
NNN:	\$8.50
Building Size:	11,074 SF
Number of Floors:	1
Parking:	Abundant On-Site Parking

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,455	50,086	99,412
Total Population	12,235	118,068	232,664
Average Household Income	\$150,367	\$147,816	\$148,545





ENGLEWOOD

GREENWOOD VILLAGE

DENVER TECH CENTER



CENTENNIAL

MCLELLAN RESERVOIR



SOUTH SUBURBAN GOLF COURSE

SUBJECT PROPERTY
6148 E COUNTY LINE RD

CENTENNIAL AIRPORT



E COUNTY LINE RD
C470

28,000 VPD (2022)
108,931 VPD (2022)



E HIGHLANDS RANCH PKWY

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