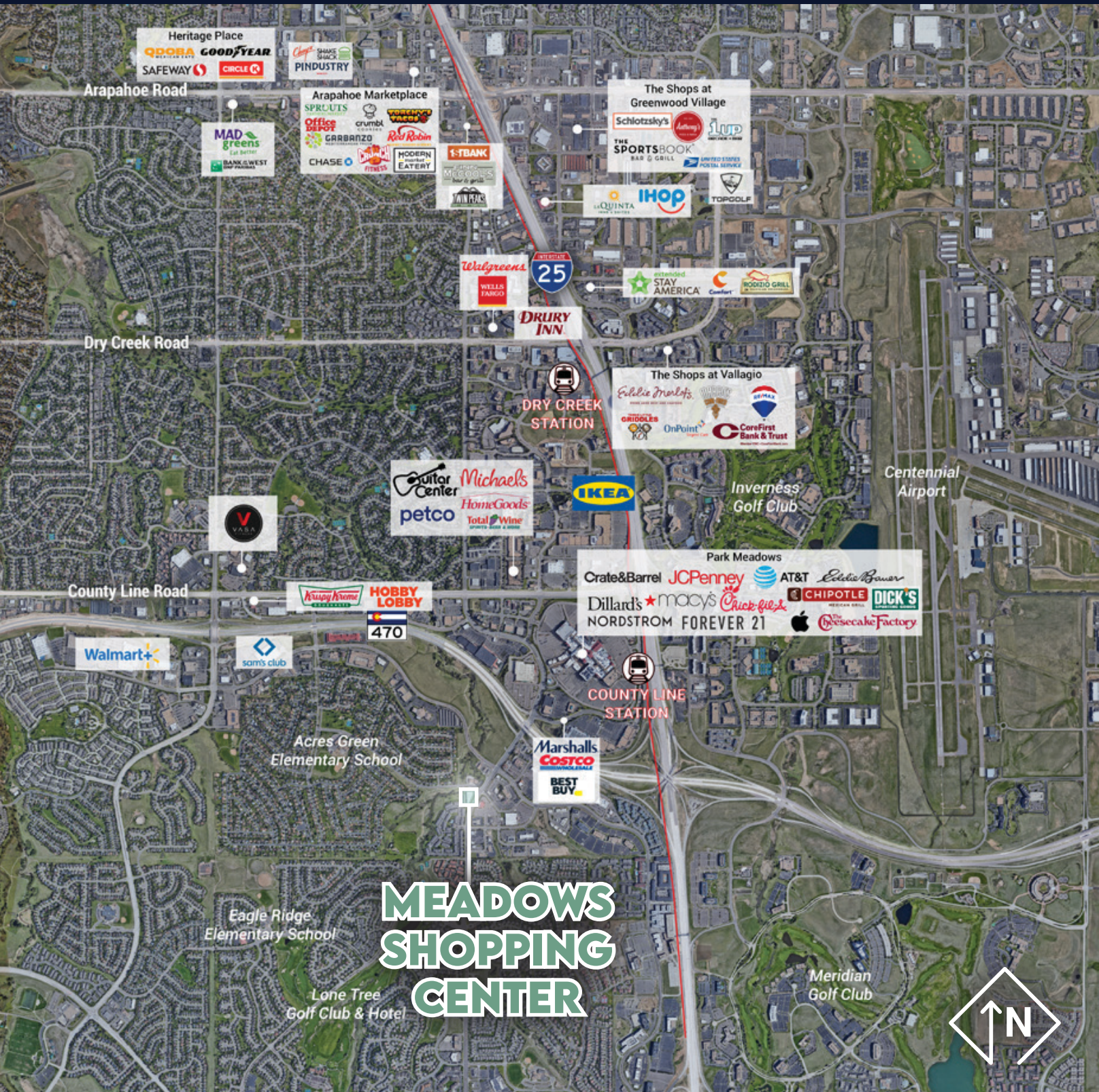


8848-8878 Maximus Drive, Lone Tree, CO 80124



MEADOWS SHOPPING CENTER

MEADOWS SHOPPING CENTER

8848-8878
MAXIMUS DRIVE
LONE TREE, CO 80124



1,301 - 2,554 SF RETAIL SPACE
FOR LEASE

DISCLAIMER: All of the information contain in this Marketing Brochure has been gathered from reliable sources. Kinsey & Company Commercial Real Estate, LLC makes no guarantee, warranty or representation regarding the accuracy of this information. Interested parties are responsible to independently verify the information contained within this Marketing Brochure.



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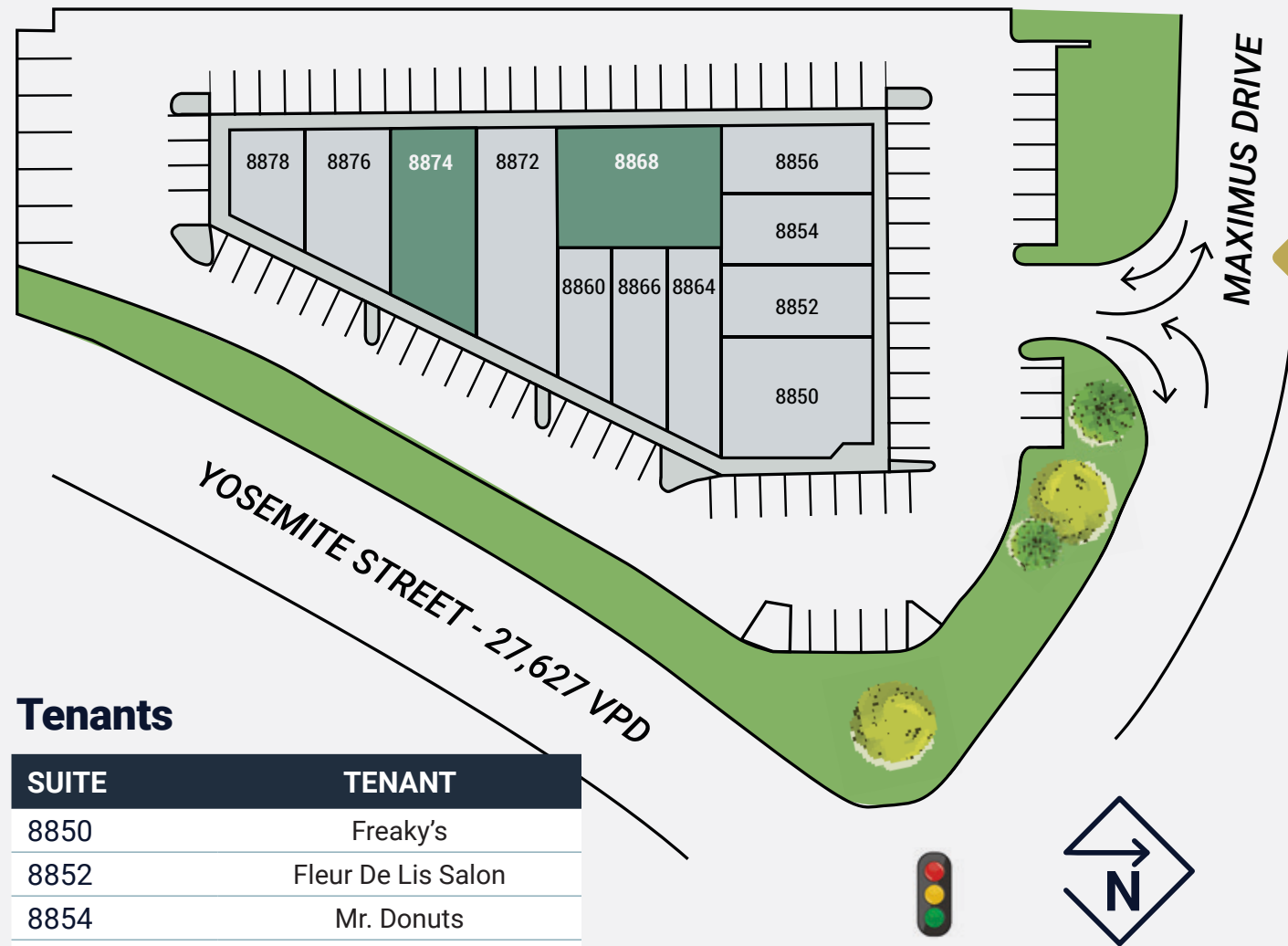
Brady Kinsey
Principal
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Brady@KinseyCRE.com

MEADOWS SHOPPING CENTER

8848-8878 MAXIMUS DRIVE

FOR LEASE

Floor Plan



Tenants

| SUITE | TENANT |
|-----------|----------------------|
| 8850 | Freaky's |
| 8852 | Fleur De Lis Salon |
| 8854 | Mr. Donuts |
| 8856 | Fox Cleaners |
| 8860-8866 | Instyle Nails |
| 8864 | Meadow Liquors |
| 8868 | AVAILABLE - 2,554 SF |
| 8872 | Martial Arts |
| 8874 | AVAILABLE - 1,301 SF |
| 8876 | Sit Means Sit |
| 8878 | ARC Donation |

Availability Information

SF Available: 1,301 - 2,554 SF

Pricing: Contact Broker

Traffic Counts

S. Yosemite Street: 27,627 VPD

2022 MPSI Estimates

Highlights

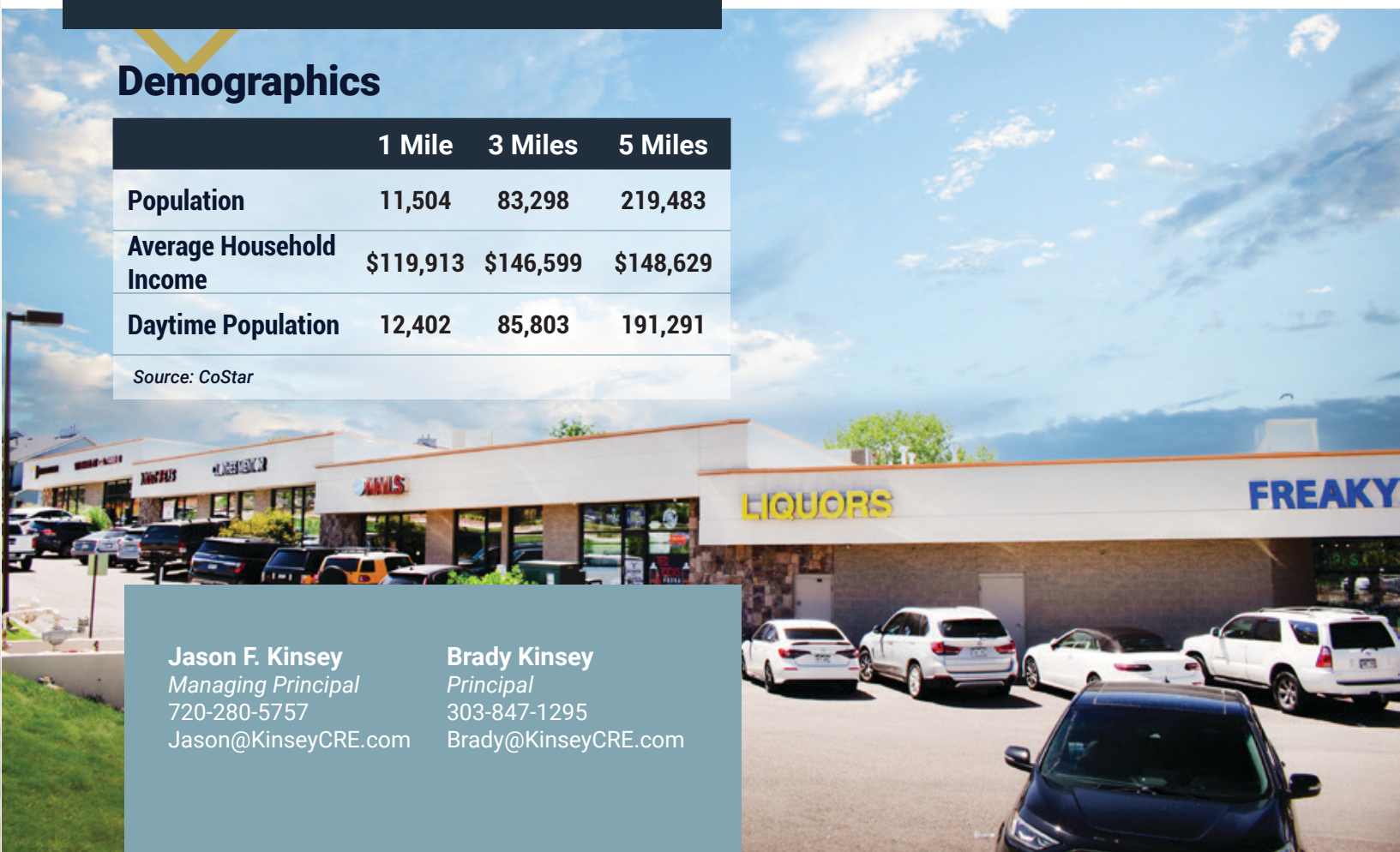
- New 1,301 SF space available with visibility.
- Former dance studio available for lease (suite 8868). One of the lowest rental rates in Lone Tree. The space does not face the street. Perfect for destination type uses!
- Monument signage available along Yosemite St.
- Close proximity to Park Meadows Mall. Park Meadows Mall is Colorado's largest enclosed regional shopping center (over 1.5M SF) that is home to over 190 retailers.



Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|-----------|-----------|-----------|
| Population | 11,504 | 83,298 | 219,483 |
| Average Household Income | \$119,913 | \$146,599 | \$148,629 |
| Daytime Population | 12,402 | 85,803 | 191,291 |

Source: CoStar



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