

FOR LEASE

NAI Shames Makovsky

26,505 SF LOT



## 16650 S. Golden Road

Golden, CO 80401

### Property Overview

- High visibility location on a major thoroughfare
- Great traffic counts with 16,000 VPD on average
- Fantastic demographics with an average household income of \$130k within a 5 mile radius
- Previous owner had an inventory of ~100 vehicles on site
- Small storage yard on site
- Adjacent to several new housing developments



<b>Bldg Size</b>	<b>600 SF</b>
<b>Lot Size</b>	<b>26,505 SF</b>
<b>Year Built</b>	<b>1966</b>
<b>Zoning</b>	<b>C-2, Jeffco</b>
<b>Parking</b>	<b>~100 Cars</b>
<b>NNNs</b>	<b>~\$1,500/month</b>

**Asking Rate: \$5,000/Month + NNN**

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