

# Medical/Retail Space For Lease

## 7415 Firehouse View

Peyton, CO 80831



### PROPERTY SUMMARY

Step into the future of business at this brand-new retail space in the heart of the Falcon submarket. Located at a lighted intersection off Woodmen Road, **7415 Firehouse View** offers prime visibility and immediate East/West access—perfect for drawing in high foot traffic from this rapidly growing area.

Ideal for: Medical, dental, salon & spa, tech repair, fitness, dog groomer, and more.

### BUILDING FEATURES

<b>BUILDING SIZE</b>		6,000 SF
<b>AVAILABLE</b> <ul style="list-style-type: none"><li>Suite 130</li></ul>	<b>SIZE</b>	<b>LEASE RATE</b>
	1,450 RSF	\$30.00 PSF
<b>NNN (Est. 2025)</b>		\$12.00 PSF
<b>YEAR BUILT</b>		2024
<b>ZONING</b>		PUD

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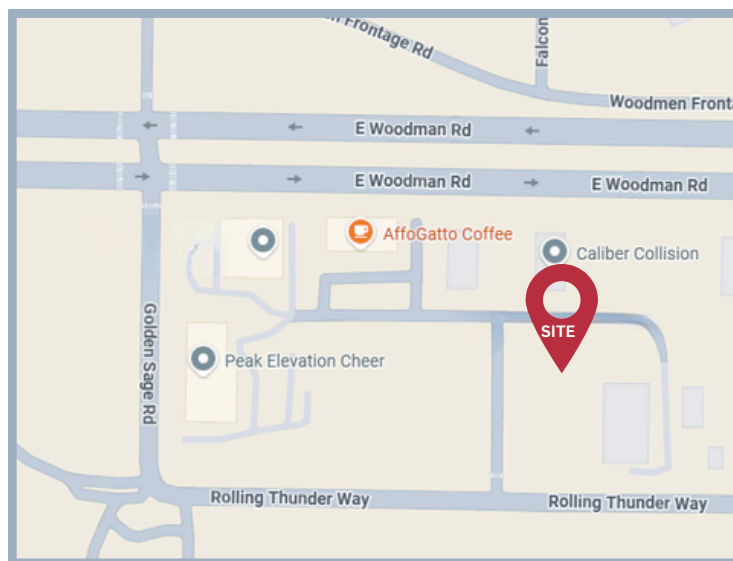


### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>2024 POPULATION</b>	2,318	28,158	56,143
<b>HOUSEHOLDS</b>	768	9,064	28,281
<b>AVE HH INCOME</b>	\$136,470	\$135,362	\$128,023

### COMBINED TRAFFIC COUNTS

<b>E Woodmen Rd</b>	<b>Rolling Thunder E</b>	<b>19,784</b>	<b>VPD</b>	<b>2025</b>
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\*Sourced by CoStar

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