

MEDICAL/DENTAL OFFICE FOR LEASE



**8683 E LINCOLN AVE.
LONETREE, COLORADO 80124**

Lincoln Professional Plaza is a rare medical & dental office building with private entrances to each suite, providing both dental, medical and office suites. Lincoln Professional Plaza is an attractive medical & general office building. Located in Lone Tree, Colorado just 5 minutes to the Sky Ridge Medical Center campus. Close to shops, multiple grocery anchored retail, restaurants, Class A office and surrounded by numerous roof tops make it a perfect fit for a new practice, existing or a 2nd location for your patients.

- Private Separate Entrances
- Monument Signage throughout
- Ample Surface Parking.
- 24 Hour building access.

PROPERTY STATISTICS

<u>BUILDING</u>	<u>SITE</u>
SIZE 16,670	1.05 acres
YOC 2002	3.55:1,000
NNN Est. \$20.74/sf	

ASKING RENT

\$22.00 + NNN

**Suite 220 - 1,563 square feet
\$5,566.89/month**



FOR MORE INFORMATION, PLEASE CALL:

Joshua Cohen

Phone - 720-232-4014
6565 S. Dayton St., Suite 3000
Greenwood Village, CO 80111

Joshua@JohnProppCommercial.com

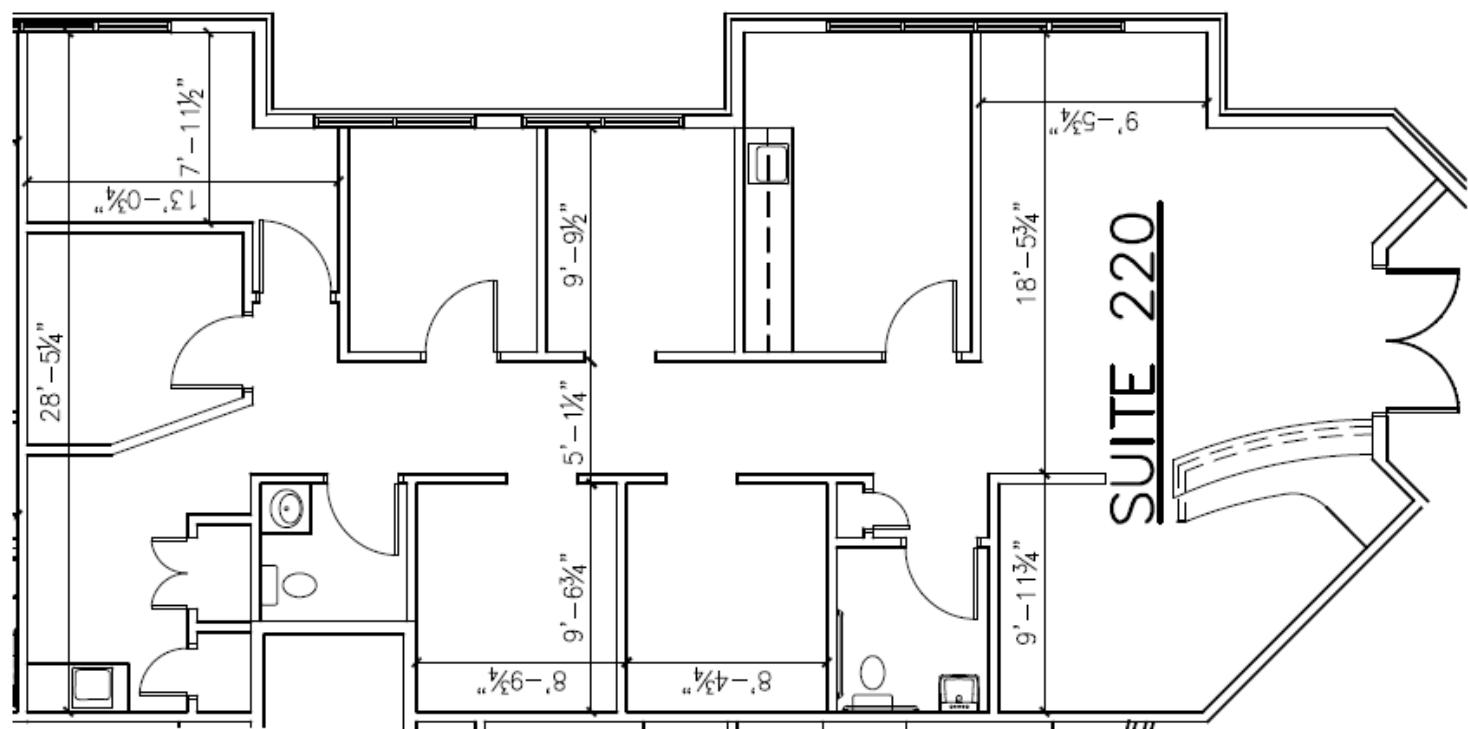
learn more at www.JohnProppCommercial.com



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FLOOR PLAN—SUITE 220 - 1,563 SF

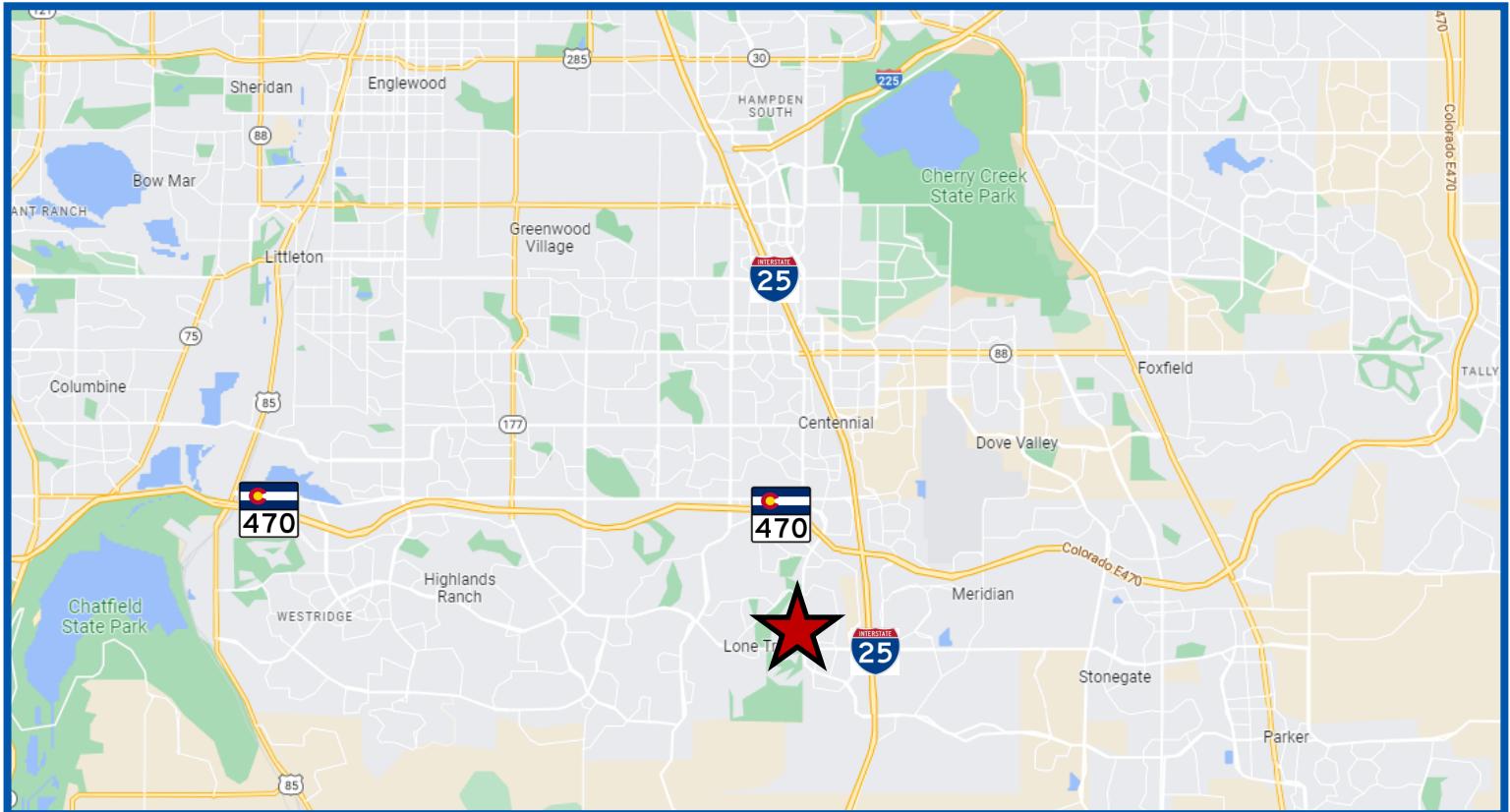


DEMOGRAPHICS

POPULATION	2 Mile	5 Mile	10 mile	HOUSEHOLDS	2 Mile	5 Mile	10 Mile
2020 Population	34,716	192,424	718,519	2010 Households	14,517	73,314	283,586
2024 Population	39,136	197,356	733,337	2022 Households	16,694	75,527	289,528
2029 Estimate	44,717	215,049	774,959	2029 Estimate	19,163	82,278	305,284
HOUSEHOLD INCOME	2 Mile	5 Mile	10 Mile	TRAFFIC COUNTS - Vehicles Per Day			
Average	\$ 139,374	\$ 154,770	\$ 134,237	LINCOLN AVE.	41,145	At Rosemont Ave	29,796

No warranty or representation is made as to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.

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