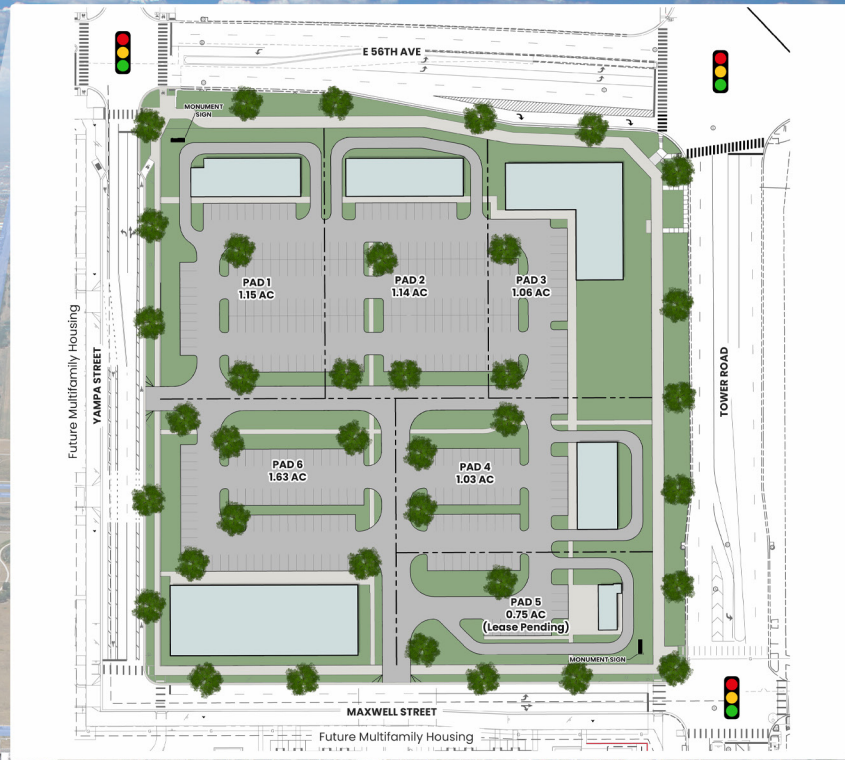
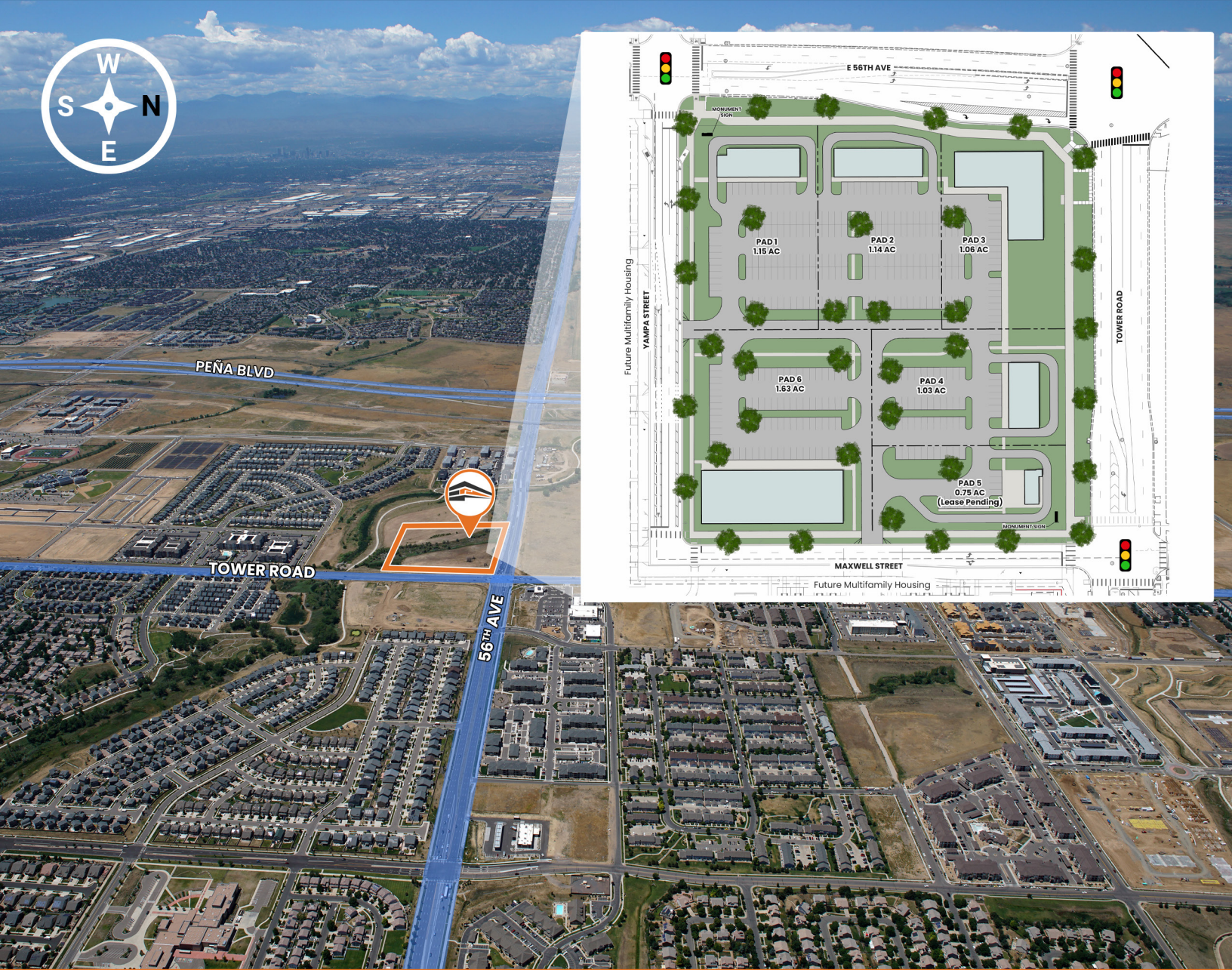


RETAIL PADS FOR LEASE/SALE

56th & Tower Rd, Denver, CO 80249



PROPERTY HIGHLIGHTS



SUBMARKET
Green Valley Ranch



VEHICLE PER DAY (VPD)
Over 60,000



ZONING
C-MU-10

PATRICK HENRY
Principal
Pat@henrygroupe.com
303.625.7444

DANIEL ALLEN
Development Manager
Daniel@henrygroupe.com
720.994.2150

Henry Group Real Estate
495 S Pearl Street, Denver, 80209
303.625.7444
www.henrygroupe.com

RETAIL PADS FOR LEASE/SALE

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Conceptual lots may be reconfigured

AVAILABLE PADS

PAD 1 - GROUND LEASE

Pad Size: 1.15 Acres | 50,295 SF

PAD 2 - GROUND LEASE

Pad Size: 1.14 Acres | 49,725 SF

PAD 3 - GROUND LEASE

Pad Size: 1.06 Acres | 46,210 SF

PAD 4 - GROUND LEASE

Pad Size: 1.03 Acres | 44,846 SF

PAD 5 - GROUND LEASE

Pad Size: 0.75 Acres | 32,622 SF
(Lease Pending)

PAD 6 - SALE OR GROUND LEASE

Pad Size: 1.63 Acres | 71,118 SF



AREA HIGHLIGHTS

RETAIL PADS FOR LEASE/SALE

56th & Tower Rd, Denver, CO 80249



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.