



# Ground Lease

## Property Overview

- 1 AC Available
- Anchored by Sam's Club
- Excellent visibility to C-470
- Ample parking
- Ground lease only

## Demographics

2020 Est. Pop  
2020 Households  
2020 Daytime Pop  
2020 Average Household Income

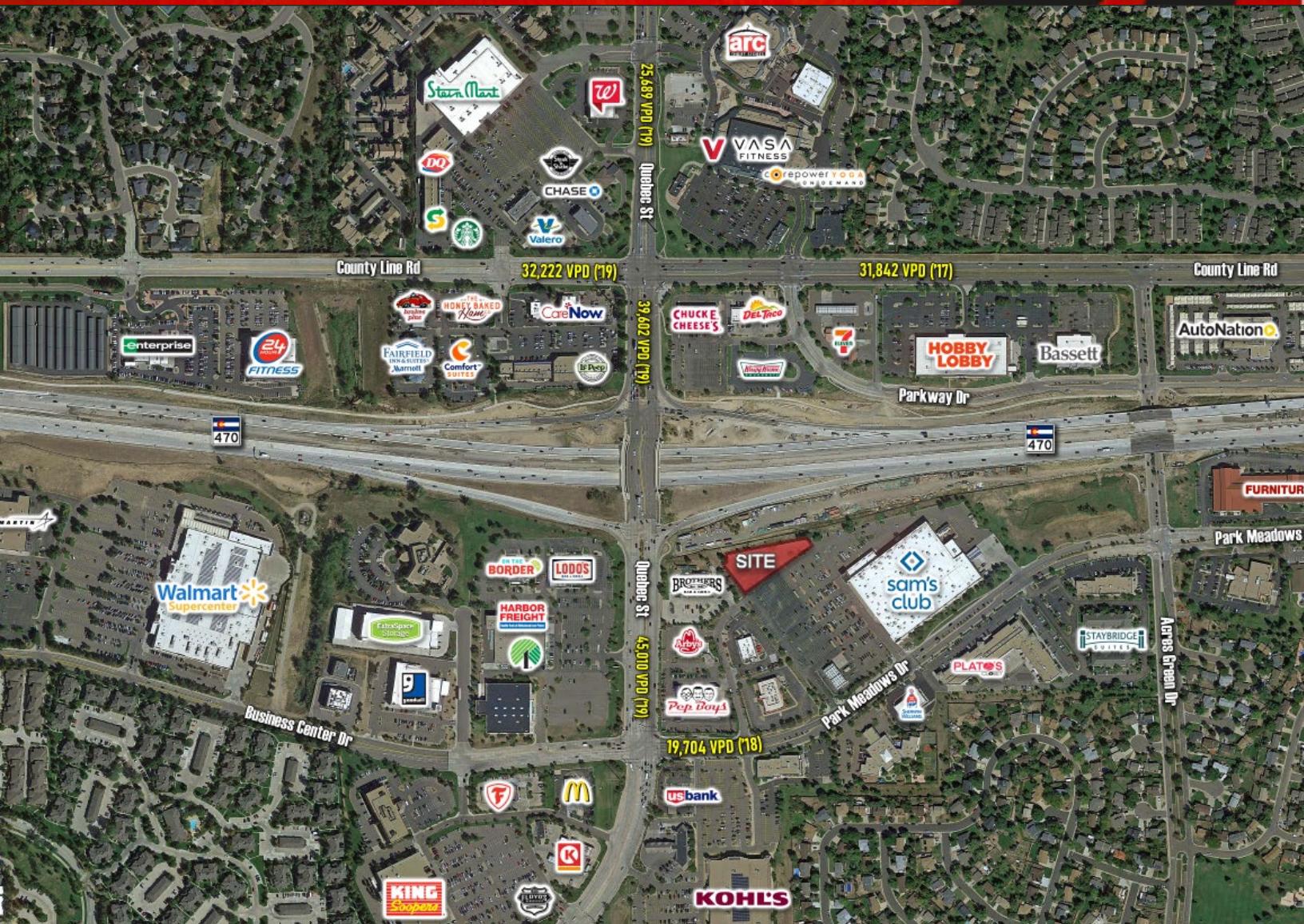
	1 Mi	3 Mi	5 Mi
2020 Est. Pop	13,204	104,859	217,417
2020 Households	5,470	42,364	85,931
2020 Daytime Pop	6,694	98,946	206,111
2020 Average Household Income	\$141,179	\$159,960	\$163,586

## Lone Tree Pad 7817 Park Meadows Dr. Lone Tree, CO

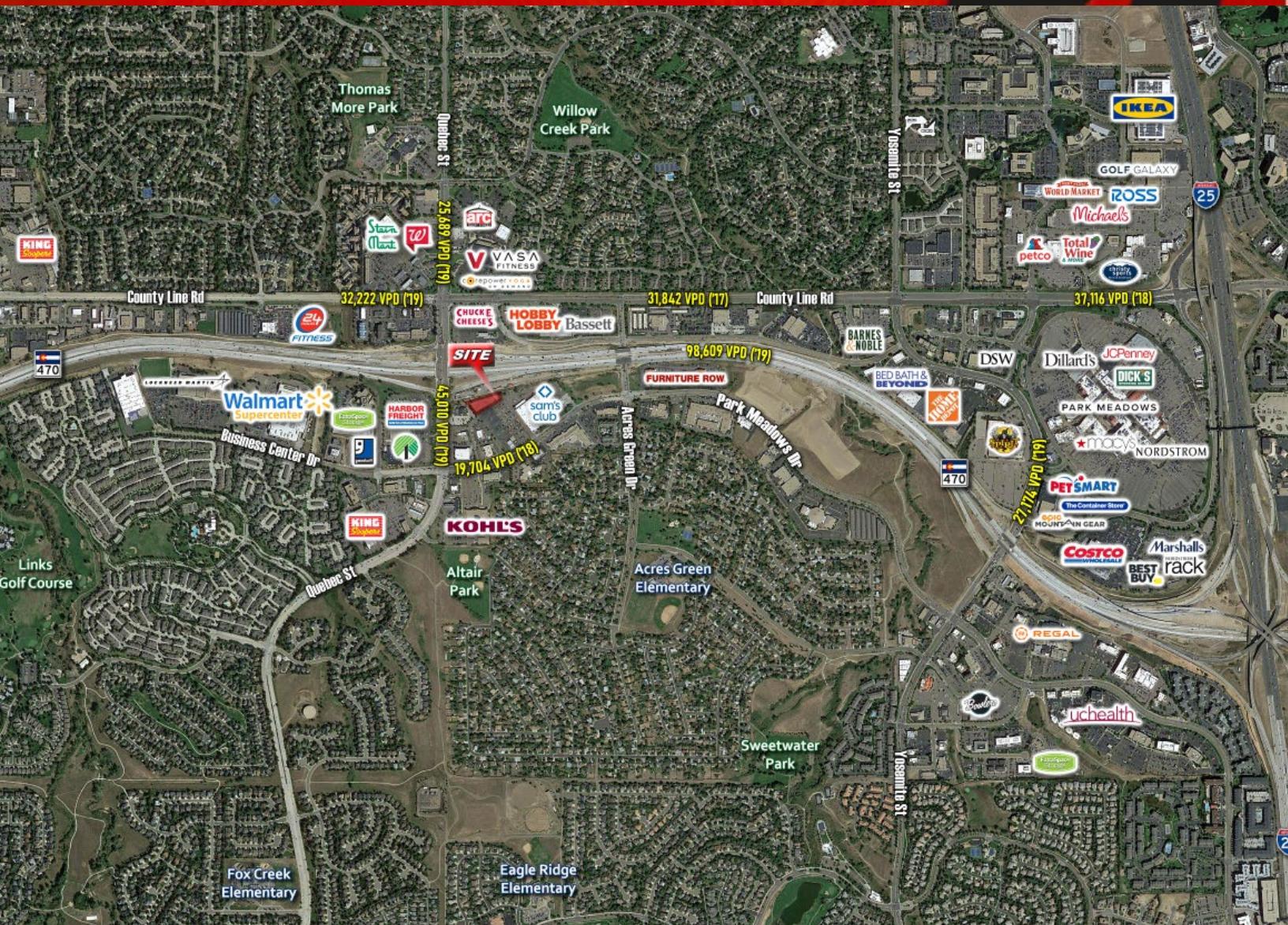
**Adam Rubenstein**  
303-257-1481  
Adam.Rubenstein@am.jll.com

**Sarah Alfano**  
303-263-5362  
Sarah.Alfano@am.jll.com

Jones Lang LaSalle Brokerage, Inc.  
1225 17<sup>th</sup> St. Suite. #1900  
Denver, CO 80202  
www.jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2020, Jones Lang LaSalle IP, Inc. All rights reserved.



**Adam Rubenstein**  
303-257-1481  
Adam.Rubenstein@am.jll.com

**Sarah Alfano**  
303-263-5362  
Sarah.Alfano@am.jll.com

Jones Lang LaSalle Brokerage, Inc.  
1225 17<sup>th</sup> St., Suite #1900  
Denver, CO 80202  
www.jll.com