



## ONE SUITE LEFT! LEASE RATE: \$24.00 SF (NNN)

### PROPERTY OVERVIEW

Lease Rate:	\$24.00 SF (NNN)
Operating Expenses:	\$13.90/SF
Suite 150:	2,815 SF
Year Built:	2003

### PROPERTY/AREA DETAILS

**UNDER NEW OWNERSHIP!** This 14,803 SF multi-tenant retail building is in great condition, constructed in 2003, and located in the dynamic, high-income Lone Tree area. The property currently has only one suite available for lease, with three of its four existing tenants operating multiple locations, reflecting the strong performance and stability of the site. These suites are strategically positioned facing C-470, providing excellent visibility to the growing populace and benefiting from Lone Tree's thriving retail and business environment. **Full Tenant Improvement packages are available.**

For more information, please contact:

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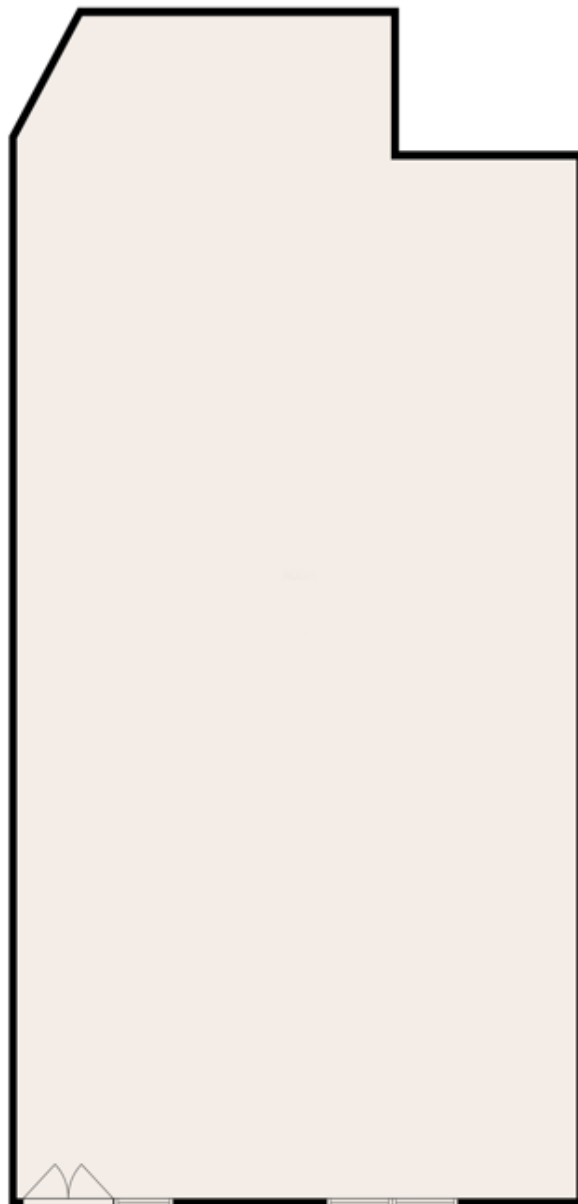
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# FOR LEASE

7824 PARK MEADOWS DR  
LONE TREE, CO 80124



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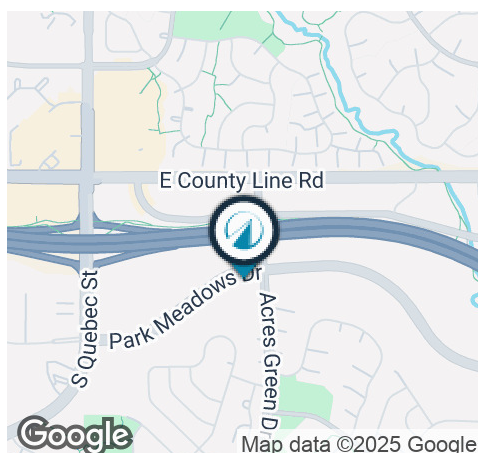
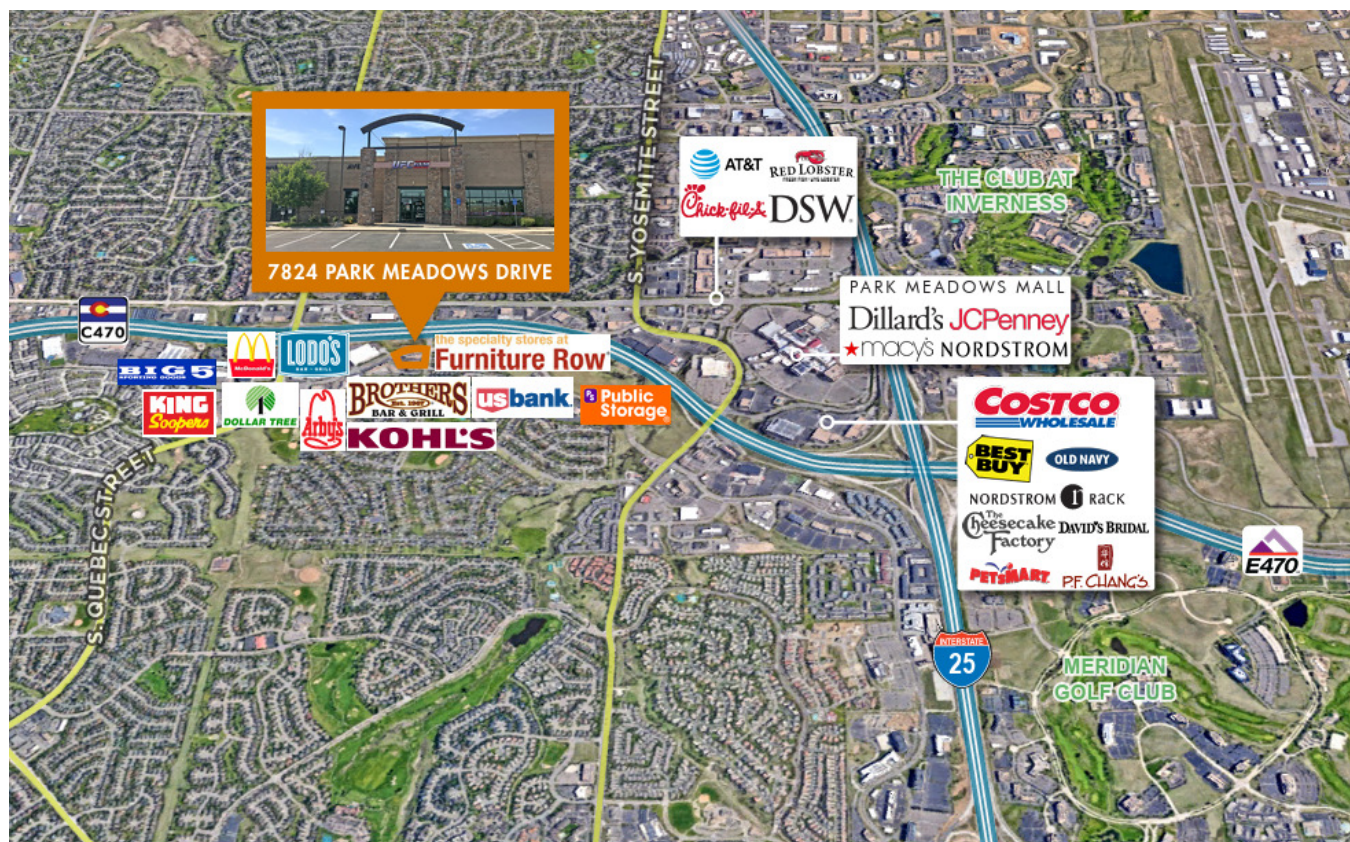
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## AREA DEMOGRAPHICS:



### Population

<b>1 Mile</b>	267
<b>3 Mile</b>	1,817
<b>5 Mile</b>	12,268



### Households

<b>1 Mile</b>	101
<b>3 Mile</b>	726
<b>5 Mile</b>	5,010



### Average HH Income

<b>1 Mile</b>	\$119,861
<b>3 Mile</b>	\$141,594
<b>5 Mile</b>	\$153,683

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