

Park Meadows Ground Lease: Restaurant Building

7475 PARK MEADOWS DRIVE | LONE TREE, CO 80124

In conjunction with:



**Gordon
Brothers**



FEATURES

- Former Old Country Buffet available as a NNN Ground Lease
- Excellent restaurant space in the Park Meadows Trade Area
- Fully equipped restaurant, all fixtures available to tenant
- Building size: 10,051 SF
- Lease expiration: 12/31/2030
- No options

DEMOGRAPHICS

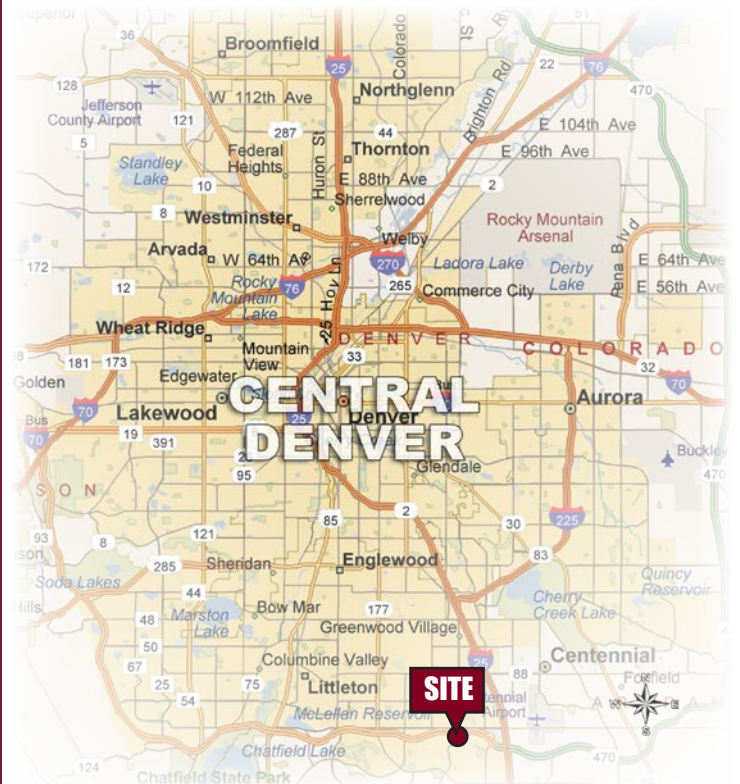
Source: Allocate 2016

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------|-----------|-----------|-----------|
| Population | 13,980 | 100,085 | 212,130 |
| Avg Household Inc. | \$109,928 | \$126,860 | \$128,585 |
| Employees | 5,593 | 96,029 | 207,842 |
| Businesses | 610 | 7,052 | 14,825 |

TRAFFIC COUNTS

Source: CDOT 2015; DRCOG '2011, '2008

| | |
|----------------------------------|------------------------------|
| On C-470 east of Quebec St | 111,000 cars/day |
| On C-470 east of University Blvd | 106,000 cars/day |
| On Quebec St north of C-470 | 42,184 cars/day ¹ |
| On Quebec St south of C-470 | 44,457 cars/day ² |



5570 DTC Parkway, Suite 100 | Greenwood Village, CO 80111 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

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B R O K E R A G E

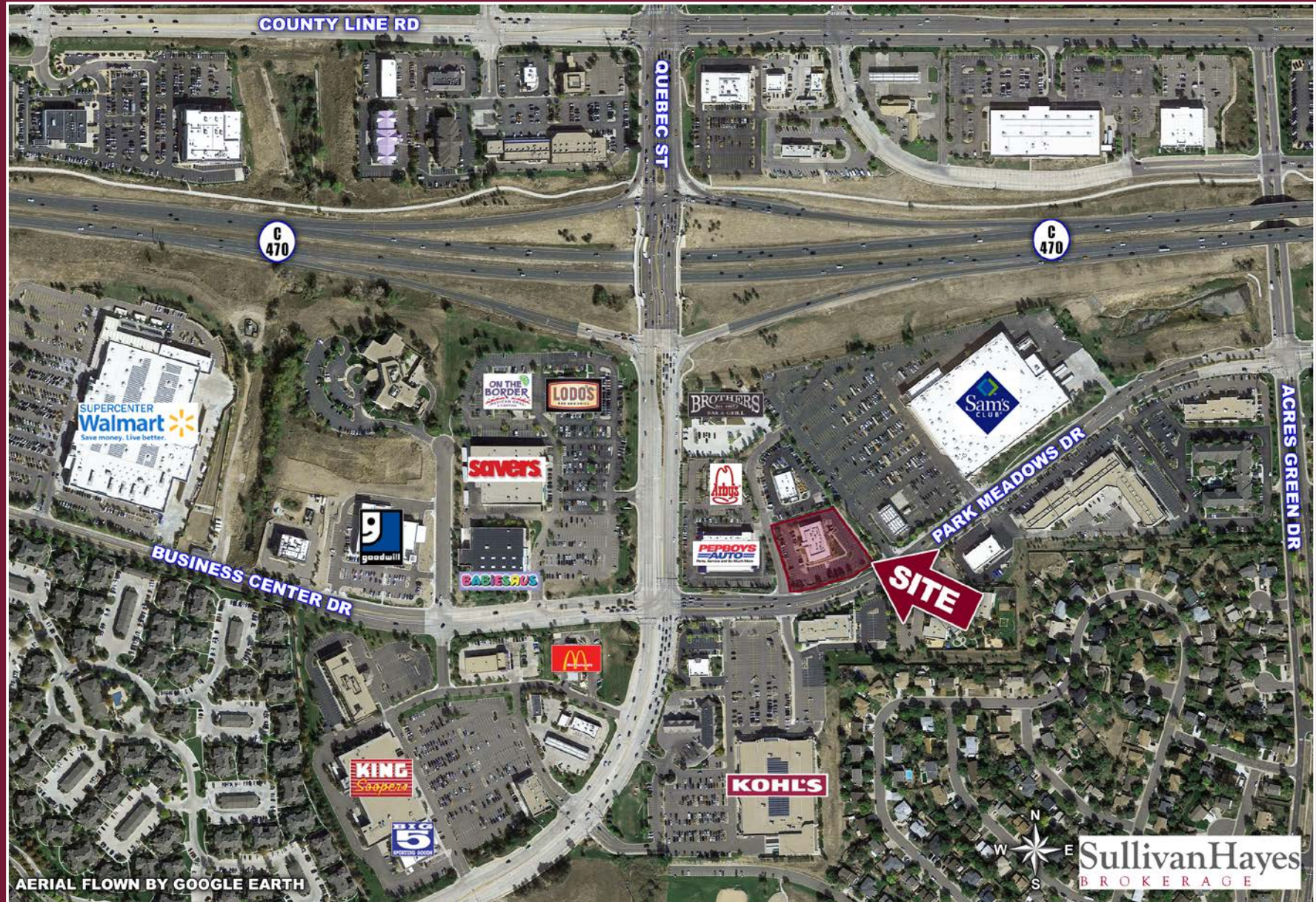
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Andrew Katz
akatz@sullivanhayes.com
720.382.7504

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