

# Park Meadows Ground Lease: Restaurant Building

7475 PARK MEADOWS DRIVE | LONE TREE, CO 80124

In conjuction with:



## 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

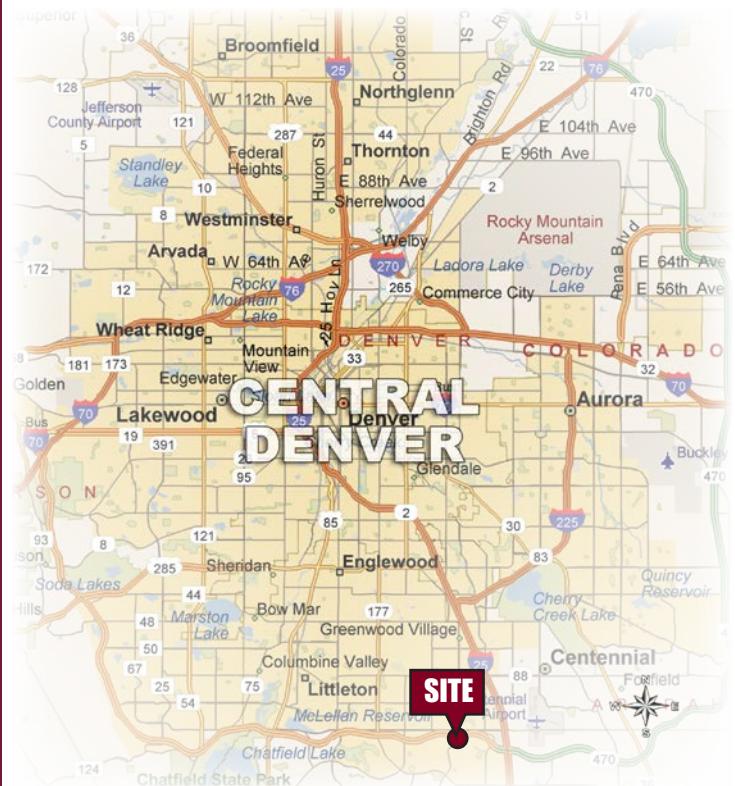
Source: Allocate 2016

	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 <sup>1</sup>2011, <sup>2</sup>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 <sup>1</sup>
On Quebec St south of C-470	44,457 cars/day <sup>2</sup>



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B R O K E R A G E

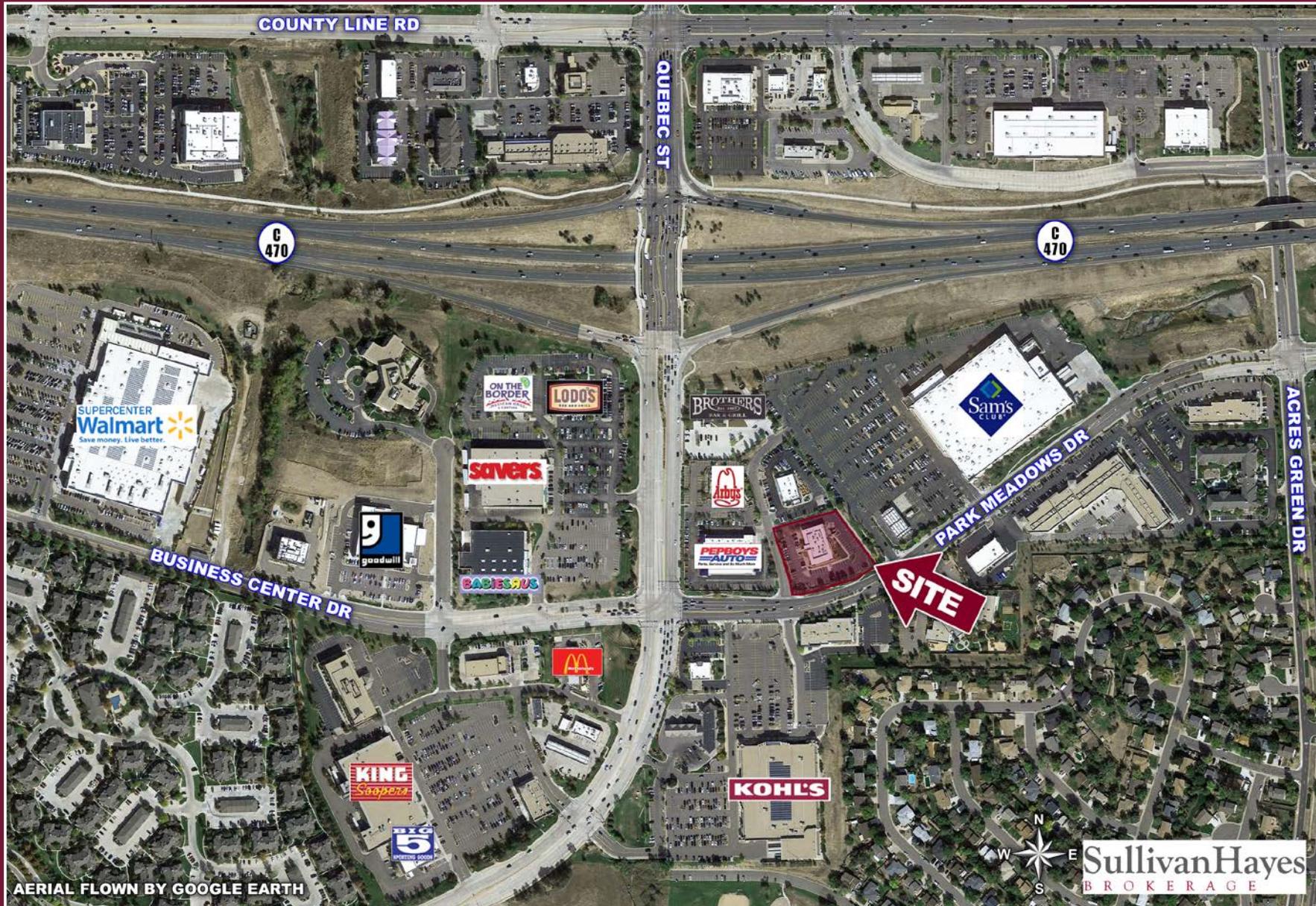
we are  
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AGENCY  
DISCLOSURE

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