

FOR SALE // RETAIL/COMMERCIAL

**9846 Zenith Meridian Dr**

Englewood, CO 80112



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CENTENNIAL AIRPORT

### NEARBY LOCATIONS

- + Starbucks – 253 ft
- + 7-Eleven – 0.3 mi
- + Chili's – 1.1 mi
- + Safeway –1.6 mi
- + Target – 1.6 mi
- + Costco – 3.4 mi
- + Sam's Club – 4 mi

MERIDIAN BUSINESS PARK



- + Starbucks
- + 7-Eleven
- + Tion's Kitchen
- + Nami Ramen & Poke

First Citizens Bank



Chili's



Safeway

Target



TARGET



- + Sam's Club
- + Hobby Lobby



Costco Wholesale

- + Canvas Credit Union
- + PNC Bank



# Property Summary





## Demographics

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Est. Total (2024)	7,378	50,950	185,137
Projected (2029)	8,312	57,819	197,541
<b>Households</b>			
Est. Total (2024)	3,678	20,334	71,328
Projected (2029)	4,174	23,366	77,135
<b>Household Income</b>			
Median Income (2024)	\$93,703	\$129,254	\$129,784
Avg. Income (2029)	\$127,645	\$174,990	\$174,364

Source: ESRI forecasts for 2024 and 2029.





## Property Description

Free standing, drive-thru restaurant space located in a highly desirable high net worth location. This prime location fronts Lincoln Avenue, with an average daily traffic count of 60,000+. Located in Meridian Business Park with 2k+ employees, adjacent to a large apartment complex, and meridian golf club. It features a 4,050 SF casual/quick-serve restaurant building, with a drive-thru, on a spacious 1.27 are lot with ample parking. With restaurant infrastructure already in place, it's ready for immediate use or conversion to other retail/commercial business use. Kneaders Cafe operated out of this location and still has lease in place, however available for immediate use. Located near other key retailers such as: Starbucks, Target, Safeway, Cabela's, Chili's, Fitness Centers, Banks, and more.

This is a great opportunity for an owner-user or investment.

*Buyer/Tenant to verify square footage as well as any and all other information.*

- + Average daily traffic count: 60,000+
- + Prime location fronts Lincoln Ave
- + Meridian Business Park has over 2k+ employees
- + 4,050 SF quick-serve restaurant building
- + Drive-thru
- + 1.27 acre lot
- + List price: \$3,200,000
- + Potential rental income: \$17,500



## Photos







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