



9938

Trainstation Circle
Lone Tree | CO 80124



560 SF Ground Floor Retail Space in New Multi-family Building



Ground floor retail in a new 240-unit multi-family building - NOW OPEN!



Large patio available



Ideally situated between the Charles Schwab Campus—over 4,500 employees, and the Kiewit Regional Headquarters—one of America's largest construction and engineering firms with over 1,150 employees, and across from Sky Ridge Medical Center (1,500 employees)



Located on the last parcel of land in the Sky Ridge transit-oriented development (TOD)



High area incomes—over \$169K in a 1-mile radius

BROKERAGE DISCLOSURE



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Demographics:

	1 Mile	3 Mile	5 Mile
2021 Total population	7,924	55,875	193,713
2021 Total Daytime Population	11,109	73,030	224,947
Average Household Income	\$169,190	\$155,545	\$149,389

Source: Esri 2021 Estimates



Traffic Counts:

Lincoln Ave. East of Park Meadows Blvd.: 57,626 VPD
 Lincoln Ave. West of Park Meadows Blvd.: 45,872 VPD

MPSI 2022 Estimates