

ONE SUITE LEFT!

7824 PARK MEADOWS DR | LONE TREE, CO 80124



FOR LEASE

LEASE RATE: \$23.00 SF (NNN)

JOIN: GOLDEN TROVE SALON, UFC GYM LONE TREE, BLISSFUL HAND,
VENALONZO'S TACOS - LONE TREE

UNDER NEW OWNERSHIP! OWNER IS MOTIVATED TO FILL THE
FINAL SPACE WITH A COMPLIMENTARY TENANT.

PROPERTY OVERVIEW

LEASE RATE	\$23.00 SF (NNN)
OPERATING EXPENSES	\$13.90/SF
SUITE 150	2,815 SF
YEAR BUILT	2003

PROPERTY/AREA DETAILS

This 14,803 SF multi-tenant retail building, benefiting from attractive early 2000's construction, is in great condition and located in the dynamic, high-income Lone Tree area. The Property has one suite available for a tenant seeking to join a strategically planned, synergistic lineup of complementary businesses, many with multiple metro locations. 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.**

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SUITE 150

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POPULATION

2 MILE	46,371
5 MILE	220,209
8 MILE	576,628

HOUSEHOLDS

2 MILE	19,594
5 MILE	58,978
8 MILE	228,595

AVG HH INCOME

2 MILE	\$165,361
5 MILE	\$181,740
8 MILE	\$161,196

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