



## RETAIL PROPERTY FOR LEASE

221 W County Line Rd, Littleton, CO 80129

Available Space: 7,675 SF

Lease Rate: \$20/SF NNN

+/- 7,675 SF Basement Also Available



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## OFFERING SUMMARY

Henry Group Real Estate is pleased to offer **221 W County Line Road for lease**.

This exceptional **7,675 SF commercial building** is ideally positioned in a well-established Littleton neighborhood center with **excellent visibility along County Line Road**, a major east-west thoroughfare connecting Littleton to the affluent communities of Highlands Ranch and Centennial.

This versatile property **offers maximum flexibility for retail, office, or medical office tenants** seeking **high visibility and accessibility** in an area with **strong residential density, schools, and daytime traffic drivers**.

The County Line Road corridor benefits from **continuous infrastructure investment** and serves a **professional, executive-level workforce**. Highlands Ranch residents enjoy above-average household incomes and represent a **prime consumer base for retail services, professional offices, and medical practices**.

## PROPERTY HIGHLIGHTS

- **7,675 SF of versatile space** with multi-use zoning perfect for medical/dental practices, professional offices, retail concepts, urgent care clinics, or corporate headquarters.
- **High-traffic visibility on County Line Road**, the primary corridor connecting Littleton and affluent Highlands Ranch with exceptional demographics.
- **Superior accessibility** with easy access to I-25, C-470, Denver Tech Center, and downtown Denver via light rail.
- **Affluent consumer base** surrounded by high household incomes and proximity to major employers including Lockheed Martin and UC Health.
- **Ample parking** and established commercial corridor positioning alongside national retailers and service providers.
- **Prime South Denver location** in one of the region's most dynamic and continuously improving commercial corridors.



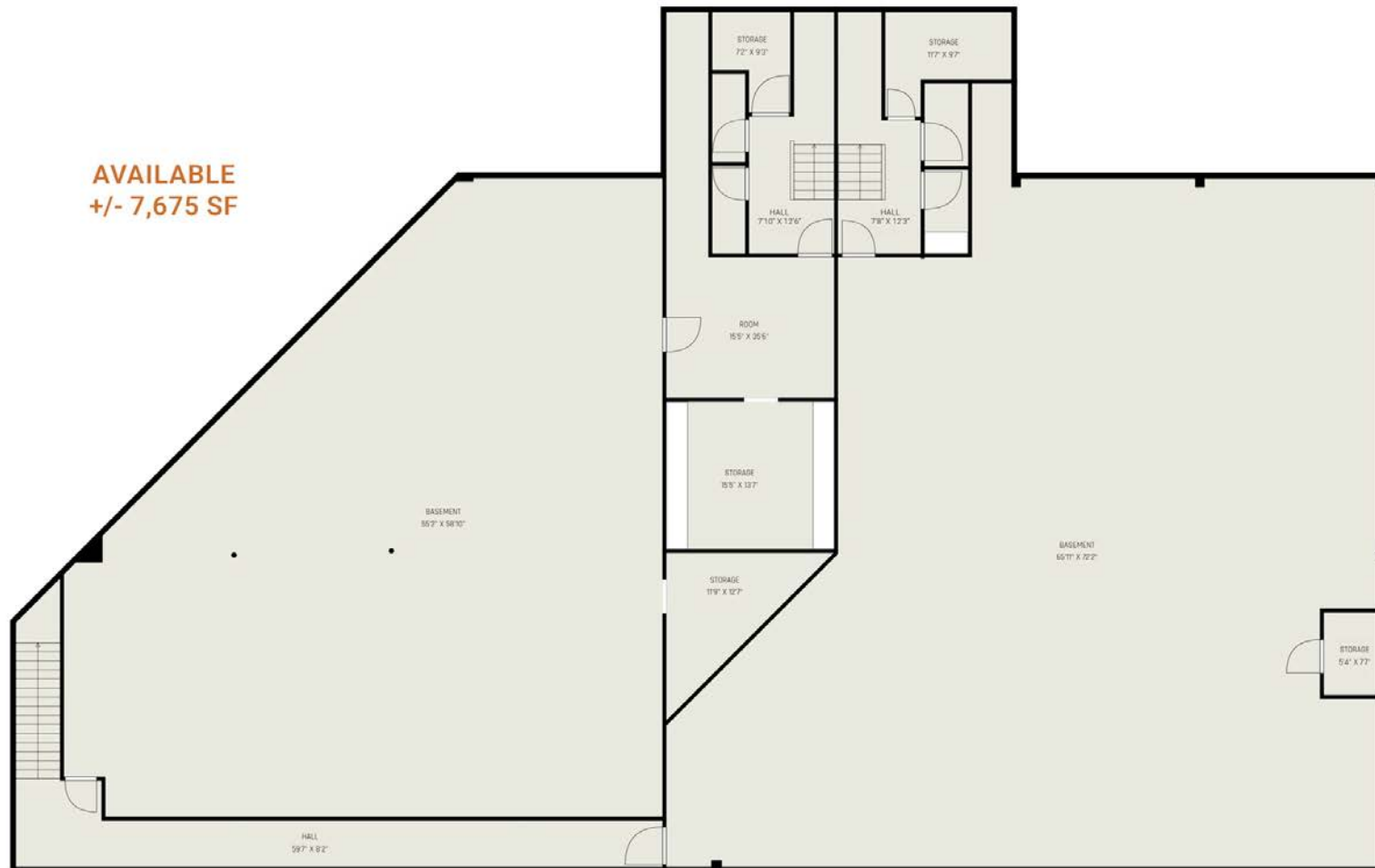
## OFFERING SUMMARY

Address	221 W County Line Road Littleton, CO 80129
Total Available Space	7,675 SF
Lease Rate	\$20/SF NNN
Availability	January 1, 2026
Basement (Also Available)	+/-7,675 SF   Rate Negotiable
Lot Size Total	1.14 AC   50,000 SF
Parking	+/- 60 Surface Stalls
Zoning	CM/PL-O
Loading	Rear Loading Platform w/Double Door + Conveyor Belt to Basement



MAIN LEVEL

221 W COUNTY LINE RD, LITTLETON, CO 80129











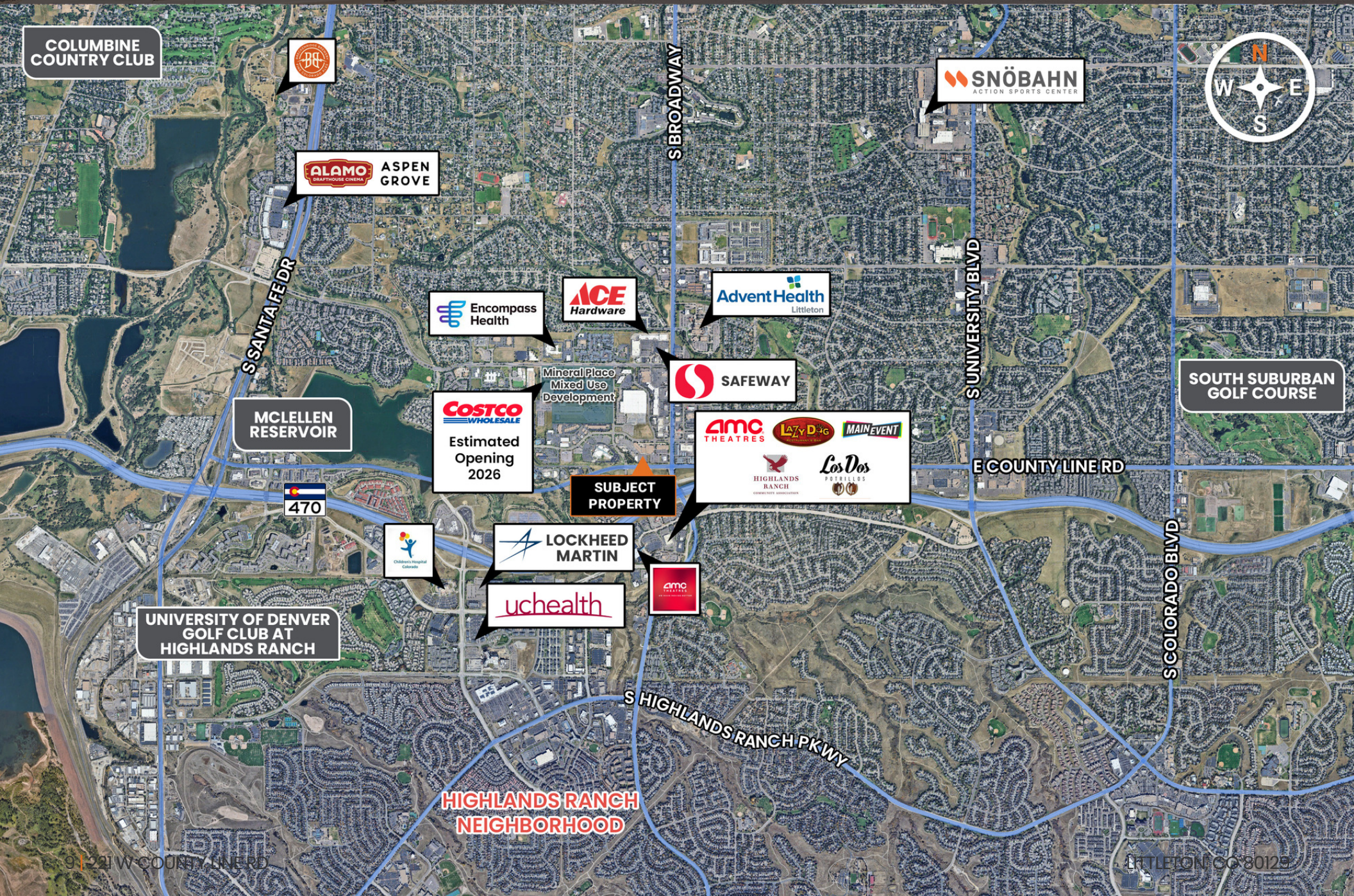














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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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