



NEW RETAIL CENTER JUST
EAST OF CHERRY CREEK

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6200 Leetsdale Drive, Denver, CO 80224

2nd Generation Restaurant Space



Join Freddy's, Tasty Thai, Smoothie King & Mr. Taco
Enjoy exposure of approx. 43,400 cars/day

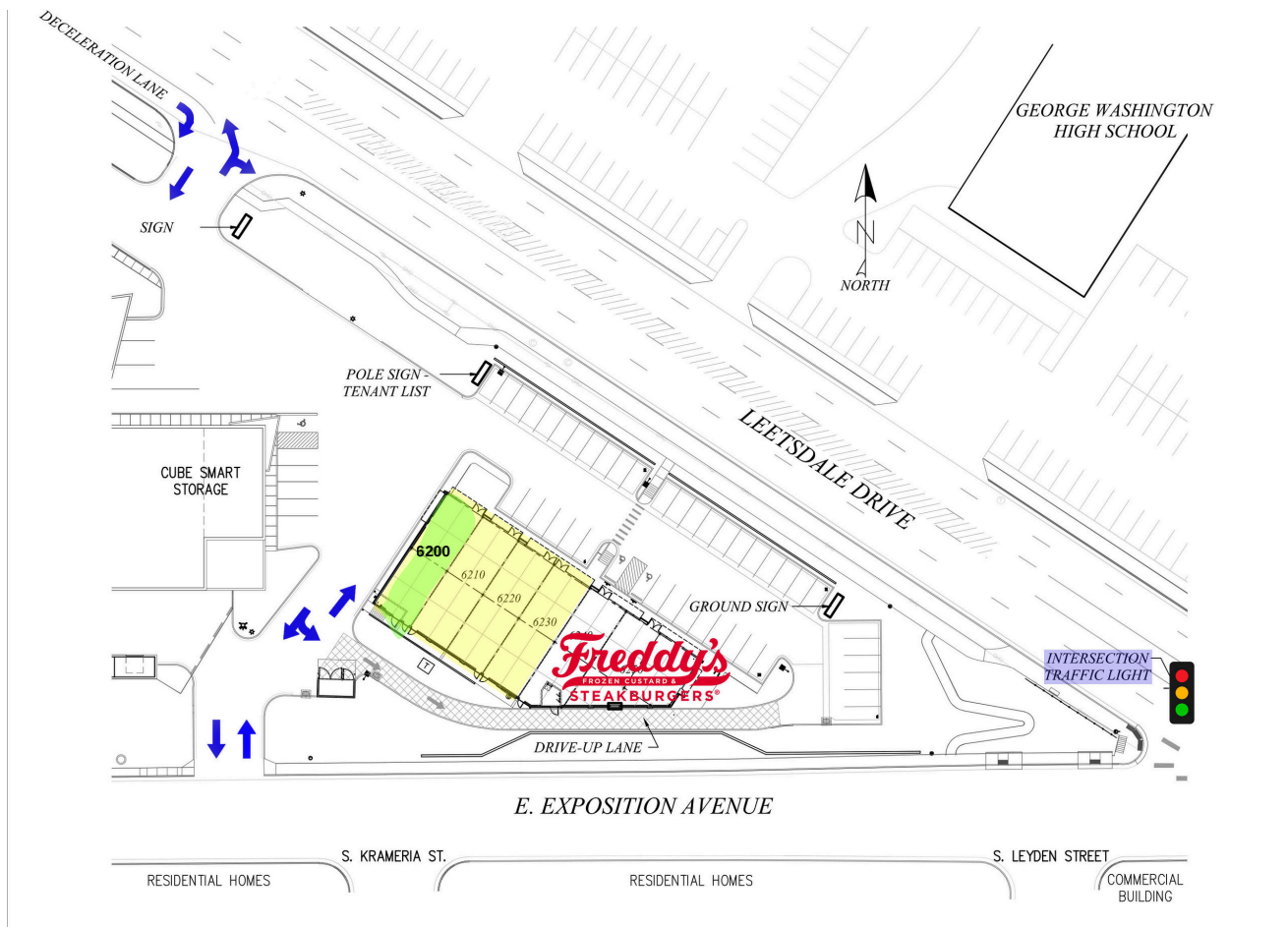
SPACE AVAILABLE:

Unit 6200 Size - 1500/Sq. Ft. Base Rent to be negotiated. Contact Broker for current NNN evaluation.

BUILDING INFORMATION:

- TOTAL BUILDING SQUARE FOOTAGE - 8,812 SQ. FT.
- SPACE HAS 5 TON HVAC/200 AMP
- GREASE TRAP AVAILABLE DEPENDING ON USAGE
- LOCATED AT LIGHTED INTERSECTION (LEETSDALE AND EXPOSITION)
- INTERIOR SPACES: CEILING HEIGHT 15'6"; BUILDING DEPTH 66'8"
- PARKING: 1 SPACE PER 195 SQ. FT.

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE.



LOCATION:

Colorado Blvd - 1.5 miles; Cherry Creek Mall - 2.4 miles; Downtown Denver - 5 miles; I-70 - 7.5 miles; 6th Ave - 2 miles; Leetsdale is a main daily thoroughfare going East

SURROUNDING INFLUENCES:

CHERRY CREEK, GLENDALE, 4 MILE HISTORIC PARK, GREEK ORTHODOX CHURCH, JEWISH COMMUNITY CENTER, EAST CAP HILL, VIRGINIA VALE, HILLTOP, MONTCLAIR, BELCARO.

LOCATED DIRECTLY ACROSS FROM WASHINGTON HIGH SCHOOL

DEMOGRAPHICS WITHIN 3 MILE RADIUS:

- Population Data - 198,003 with estimated increase to 207,574 in 2020
- Household Average Income - \$109,804
- People in Daytime Employment - 106,592
- Leetsdale is one of the 2 continuous thoroughfares carrying traffic East between I-70 and Hampden Blvd.
- Leetsdale traffic counts per CDOT are 38,000 to 43,400 per day