




# Retail and office for lease

1,047 SF - 8,768 SF Available

SOUTHFIELD CENTER

12201 E Arapahoe Rd | Centennial, CO

 JLL SEE A BRIGHTER WAY



# Highlights

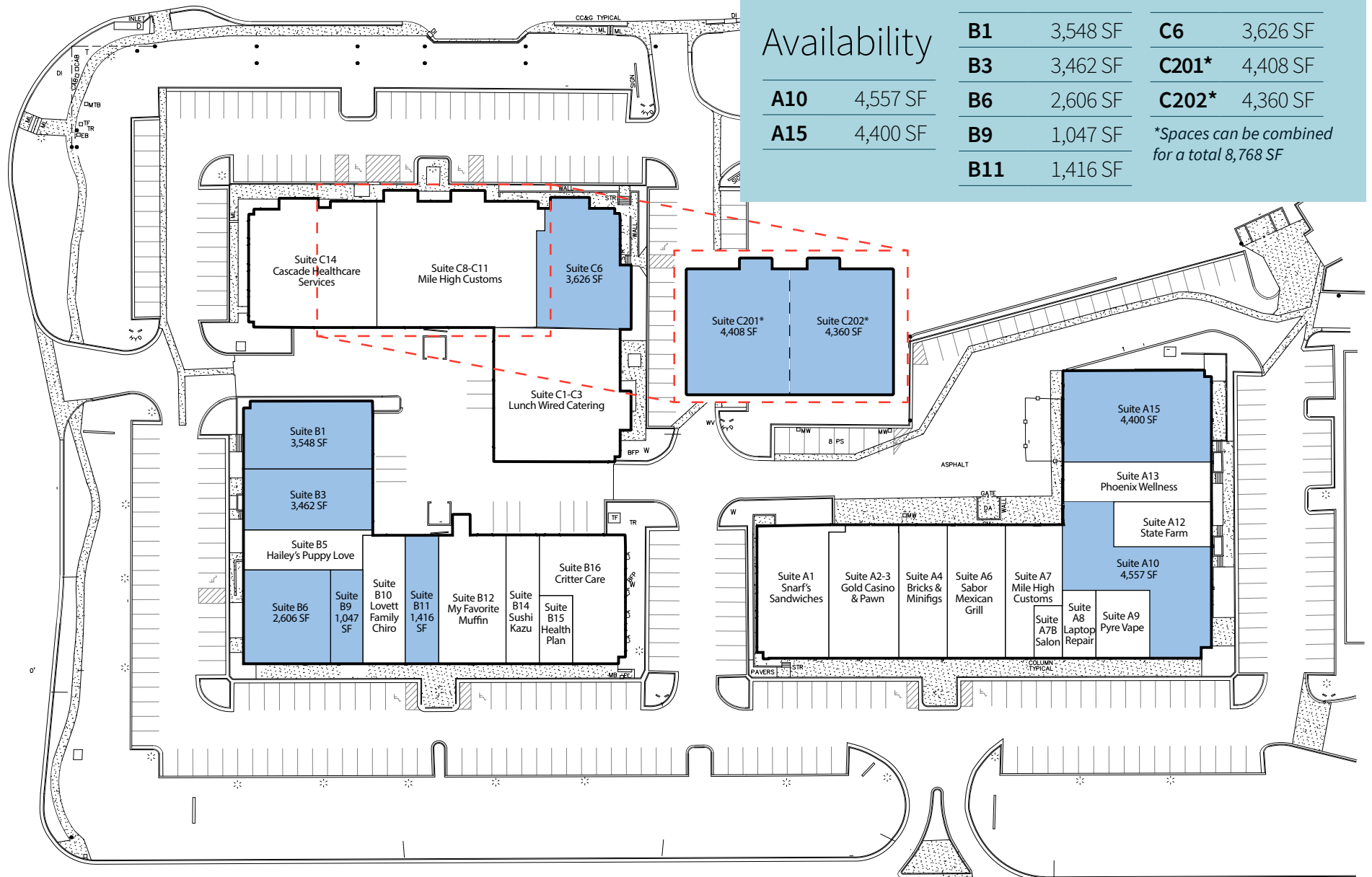
- 2nd generation restaurant space available
- Retail & office space available ranging from 1,047 SF to 8,768 SF
- Brand new facade upgrade
- Excellent visibility from Arapahoe Road and exposure to more than 50,000 ADT
- Affluent trade area & strong demographics
- Quick, easy access to I-25
- Ample surface parking; 4.60/1,000 ratio



## Demographics

	1 mile	3 miles	5 miles
Estimated population	4,650	62,356	257,291
Estimated households	1,631	25,505	105,924
Est. Average HH income	\$225,121	\$170,690	\$153,540
Estimated daytime workers	12,178	130,938	258,784

# Site plan







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