



Former Daycare For lease

11,083 SF

12824 Lynnfield Drive | Englewood, CO 80112

 **JLL** SEE A BRIGHTER WAY

Property Highlights



Traffic and visibility: Positioned directly off of Lincoln Ave with high visibility to I-25 & E-470



Flexible reuse potential: Purpose-built features accommodate childcare continuation or conversion to medical, office, or retail.



Superior demographics: Affluent resident base with an average household income of \$180k within a three-mile radius.



Secure outdoor space: Fenced yard provides competitive advantage for applicable uses.



Close to Major Master-Planned Project, RidgeGate

Centered north of 3,500-acre mixed use master planned community with expected 30,000 new residents upon completion

\$180K

Avg. household income
(3 mile radius)

81K

Daily traffic counts
(Lincoln Ave)



Photos and video



Property highlights



Secured fence



Dedicated Parking Lot



Open floor plan concept



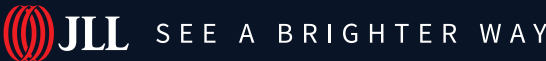
North Facing



	1 Mile	3 Mile	5 Mile
Population	6,423	67,115	170,366
Households	2,889	26,686	66,872
Average Household Income	\$153,632	\$180,905	\$181,456

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