



For Sale or Ground Lease

Retail Pad Sites Available for Sale or Ground Lease

- Land available for Ground Lease or Sale
 - 3.5 acres divisible
 - .86 Acres
 - 1.10 Acres
 - 1.29 Acres
- Building Available For Lease or Sale
 - 14,536 SF Former Restaurant
- Automotive/ Gas is an allowable use
- In the heart of the fast-growing city of Lone Tree, Colorado
- Great traffic and visibility

Lone Tree Site Available Lone Tree, Colorado 80124

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Location and Market Profile



Traffic

- Park Meadows Drive 19,089 vehicles per day
- Yosemite Street 32,841 vehicles per day

Demographics

	1-Mile	3-Mile	5-Mile
2020 Est. Population	11,573	77,922	215,531
2010 Census Population	9,872	64,706	183,894
2020 Est. Daytime Population	13,796	84,223	180,912
2020 Est. Avg HH Income	\$148,274	\$152,236	\$149,270
2020 Est. Households	5,010	31,621	83,790
2020 Est. Businesses	885	65,345	11,767

