

FOR LEASE | RETAIL SPACE

\$16.00/RSF FSG

4095 Evergreen Parkway Access Road, Evergreen, CO 80439



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Executive Summary



OFFERING SUMMARY

Available SF:	992 RSF
Lease Rate:	\$16.00/RSF FSG
Lot Size:	2.335 Acres
Year Built:	1968
Building Size:	3,280 SF
Market:	Denver Foothills
Submarket:	Evergreen

PROPERTY OVERVIEW

Available Unit:
#240 - 992 RSF

LOCATION OVERVIEW

Located near the heart of Evergreen. Next to walking path to the Evergreen Lake.

Additional Photos



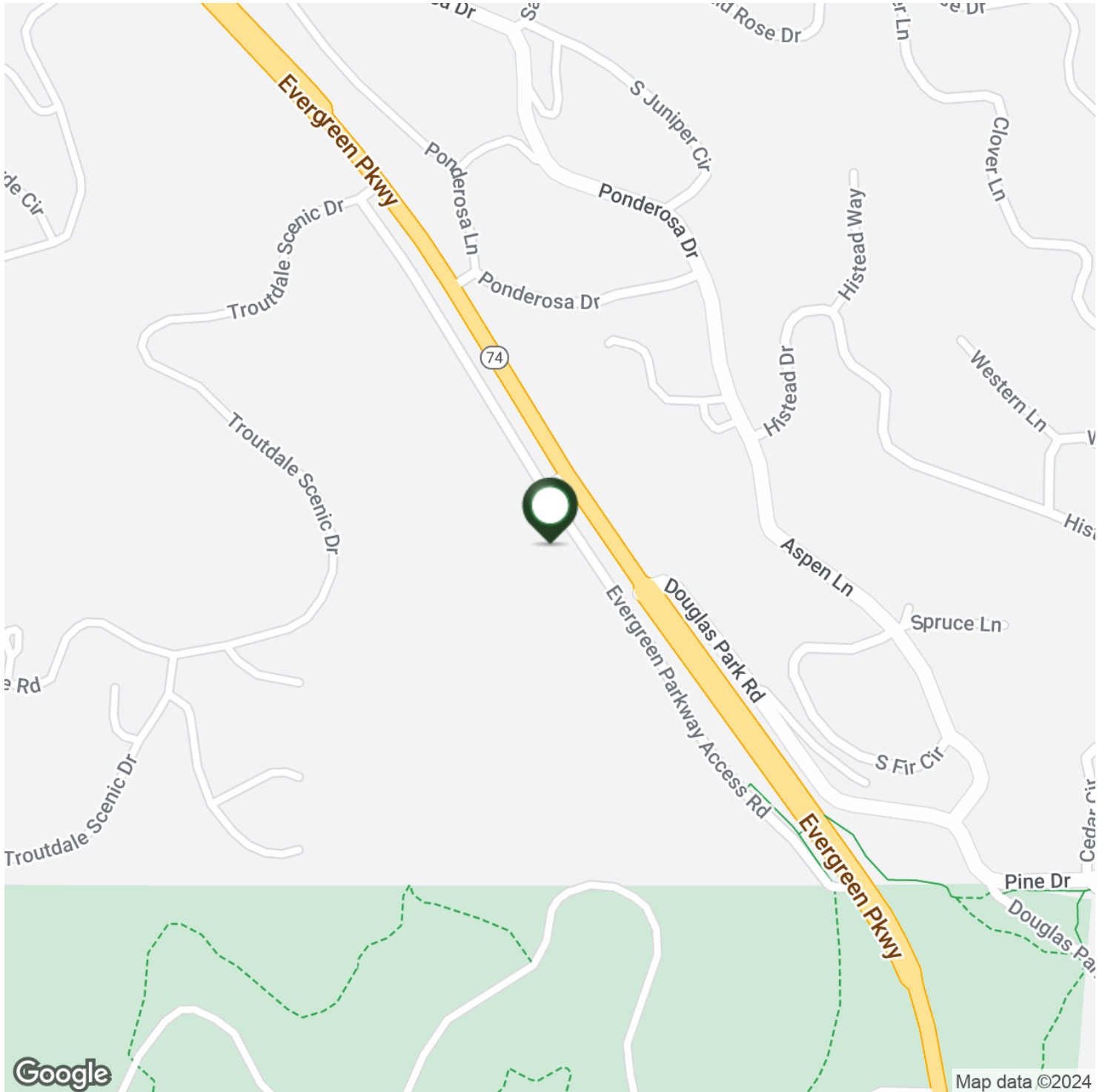


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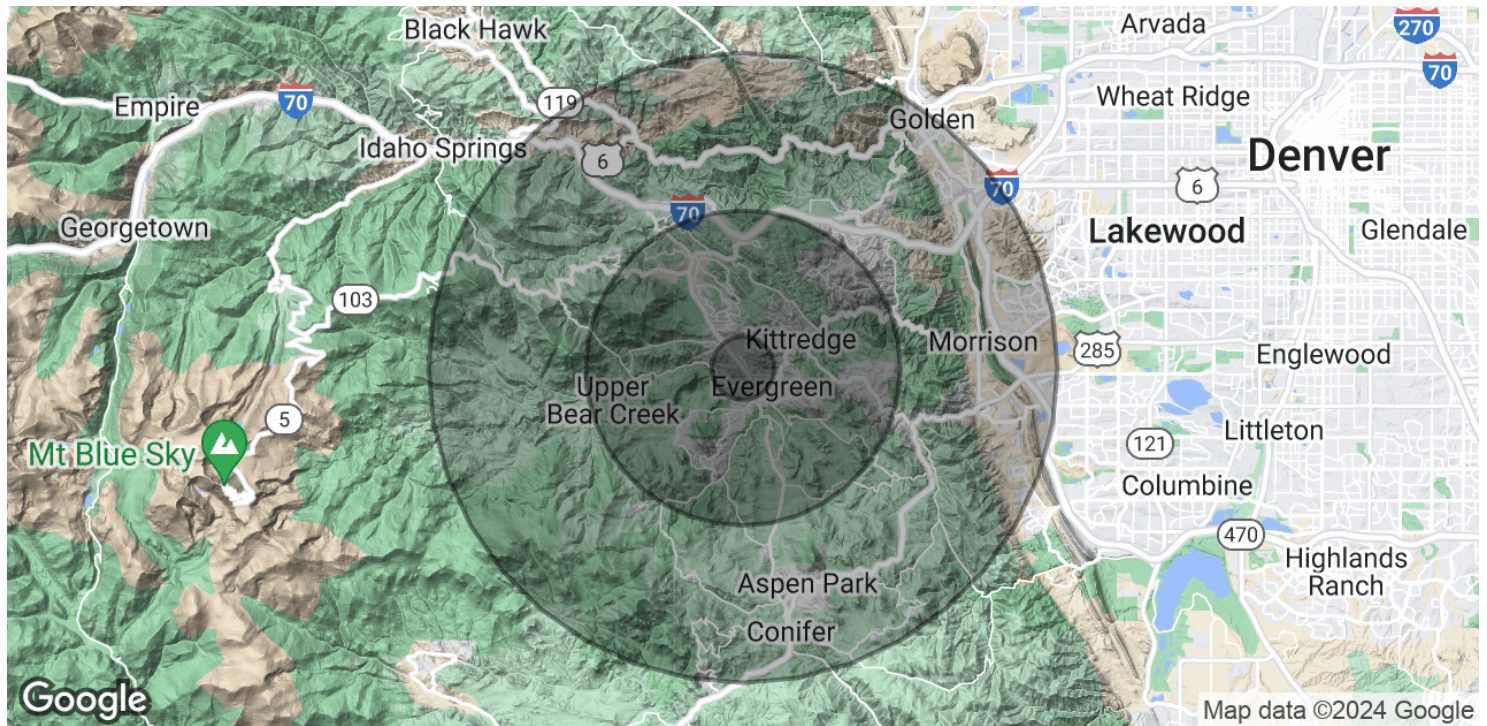
Location Maps



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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,012	24,272	54,980
Average age	46.4	45.7	46.1
Average age (Male)	45.6	44.4	45.4
Average age (Female)	47.2	46.9	46.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	388	9,907	22,693
# of persons per HH	2.6	2.4	2.4
Average HH income	\$161,857	\$131,750	\$129,269
Average house value	\$394,659	\$461,543	\$481,121

* Demographic data derived from 2020 ACS - US Census