# 6148 E COUNTY LINE RD

HIGHLANDS RANCH, CO 80126

AMAZING C-470 VISIBILITY



### **Gannon Roth**

Senior Broker Associate

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# PROPERTY HIGHLIGHTS

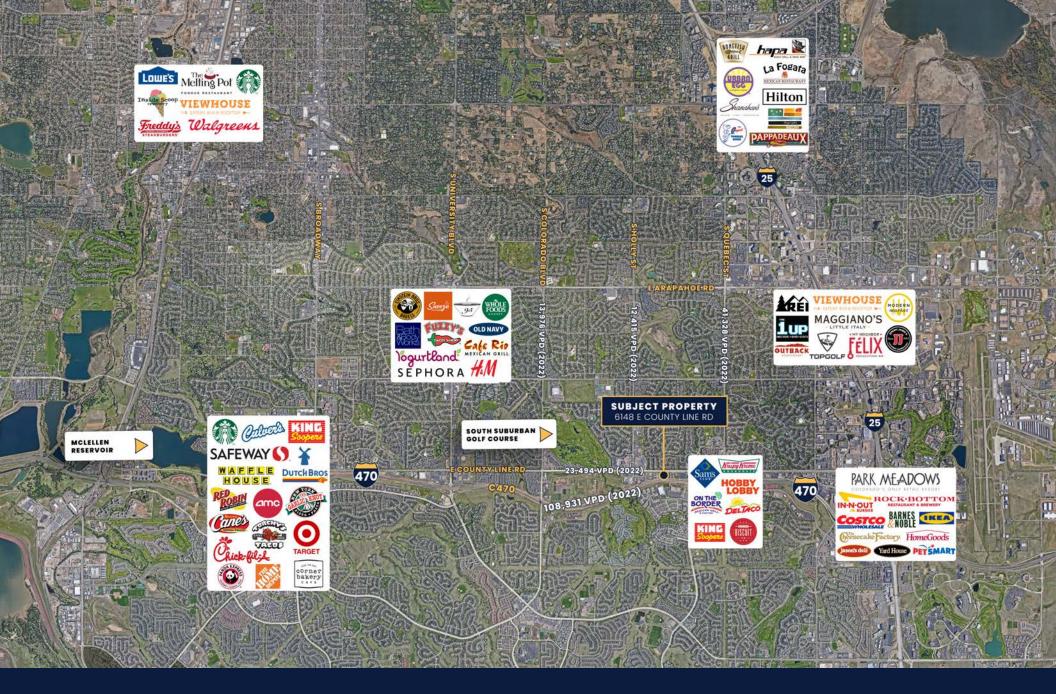
#### **PROPERTY OVERVIEW**

- Highway Visibility location with easy access to Highlands Ranch, Lone Tree, Centennial, Littleton and the Park Meadows trade area
- Convenient, full turn access off County Line Road and abundant parking
- High profile **signage from C-470** and County Line Rd and with approximately 130,000 combined VPD!
- Flexible open space design with high ceilings and functional palate width roll-up door – Vehicle roll-up door a possibility
- Very rare and liberal zoning ideal for general retail, AUTO RE-LATED, home improvement, or flex space businesses
- Please call Broker for interior photos, rates, and to set up any showings!

Lagae Date:	Call Broker for Rate:
Lease Rate:	Call Bloker for Rate:
Available Space:	2,750 SF to 5,500 S
NNN:	\$8.50
Building Size:	11,074 S
Number of Floors:	
Parking:	Abundant On-Site Parkinç

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,423	50,075	96,714
Total Population	12,807	126,252	241,958
Average Household Income	\$141,547	\$142,512	\$142,215





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