

# 6148 E COUNTY LINE RD

HIGHLANDS RANCH, CO 80126

AMAZING C-470  
VISIBILITY



RETAIL FOR LEASE

Your Name Here

**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!

<b>Lease Rate:</b>	Call Broker for Rates
<b>Available Space:</b>	2,750 SF to 5,500 SF
<b>NNN:</b>	\$8.50
<b>Building Size:</b>	11,074 SF
<b>Number of Floors:</b>	1
<b>Parking:</b>	Abundant On-Site Parking

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







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