



FOR LEASE:

Smoky Hill Health Plaza-Unit 6

20250 E SMOKY HILL RD

Centennial, CO 80015

PRESENTED BY:

RYAN BENGFOR

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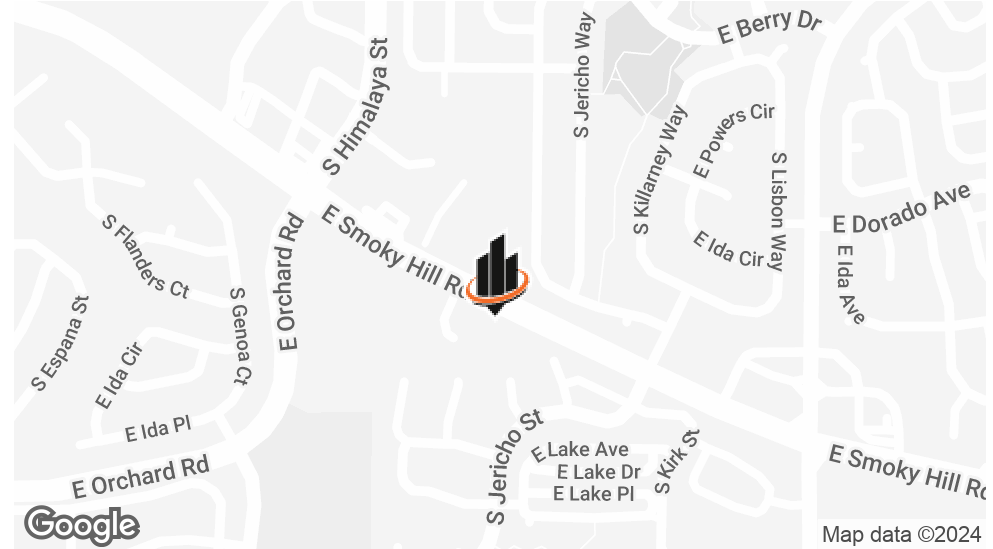
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25 NNN
SPACE SIZE:	2,016 SF
LOT SIZE:	0.77 Acres
YEAR BUILT:	2009
ZONING:	AMU
MARKET:	Denver
SUBMARKET:	Outlying Arapahoe County

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PROPERTY OVERVIEW

SVN Denver Commercial is pleased to present a leasing opportunity at Smoky Hill Health Plaza. Previously occupied by a mental health practitioner, this flexible space is ideal for multiple medical or office uses. The unit is exceptionally well located off of Smoky Hill Rd with prominent signage visible to over 32,000 vehicles passing by daily.

PROPERTY HIGHLIGHTS

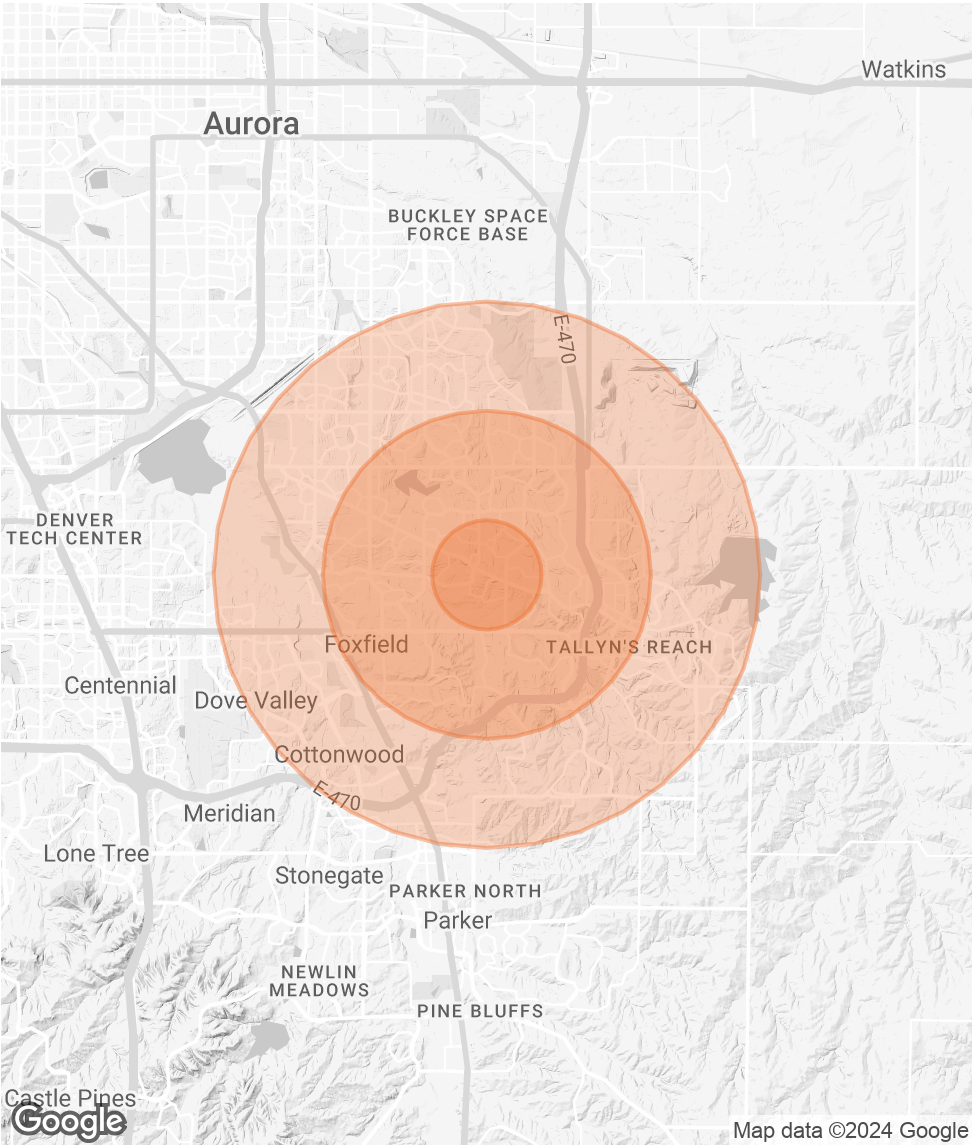
- 8 Private Offices or Patient Rooms | 2 Restrooms | Kitchenette
- 2 Reserved Parking Spaces | 75 Total Parking Spaces On Site
- End Cap Unit With Signage Visible Directly From Smoky Hill Road | Over 32,000 Vehicles Daily
- Affluent Location | Over \$132,000 Household Income Within 3-Mile Radius
- Abundance Of Natural Light

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,474	110,349	223,492
AVERAGE AGE	39.3	38.2	37.8
AVERAGE AGE (MALE)	37.5	37.3	36.9
AVERAGE AGE (FEMALE)	40.5	38.9	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,194	36,675	79,261
# OF PERSONS PER HH	3.2	3.0	2.8
AVERAGE HH INCOME	\$149,460	\$132,115	\$116,968
AVERAGE HOUSE VALUE	\$444,306	\$439,180	\$397,539

* Demographic data derived from 2020 ACS - US Census



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