

BOX SPACE ADJACENT TO KOHL'S

4800 MILESTONE LANE | CASTLE ROCK, CO 80104



AREA ANCHORS:



PROPERTY HIGHLIGHTS

- Join Kohl's, PetSmart, Office Depot, & Walmart in fast growing area south of Denver
- 26,500 SF available with great frontage
- Several other national retailers are in Castle Rock already, including Target, Sprouts, Home Depot, Big 5 Sporting Goods, Michaels, Petco, TJ Maxx, HomeGoods, Ulta, Ross Dress for Less, Hobby Lobby, Lowe's and King Soopers
- Very high average household income
- Tons of residential growth recently completed or under construction within the trade area

DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Population	39,567	68,527	90,321
Avg HH Income	\$128,477	\$136,519	\$141,040
Employees	18,315	24,143	27,403
Businesses	1,895	2,681	3,151

TRAFFIC COUNTS

Source: CDOT 2016

On I-25 south of Founders Pkwy	118,000 cars/day
On Founders Pkwy at Front St	37,155 cars/day
On Front St at Founders Pkwy	12,024 cars/day

1301 CANYON BLVD, SUITE 228 | BOULDER, CO 80302 | 303.534.0900 | WWW.SULLIVANHAYES.COM

SullivanHayes
B R O K E R A G E



we are
RETAIL

CHAINLINKS
RETAIL ADVISORS

**AGENCY
DISCLOSURE**

Michael DePalma

720.382.7597 | mdepalma@sullivanhayes.com

David Dobek

720.382.7598 | ddobek@sullivanhayes.com

Sean Kulzer

720.382.7596 | skulzer@sullivanhayes.com



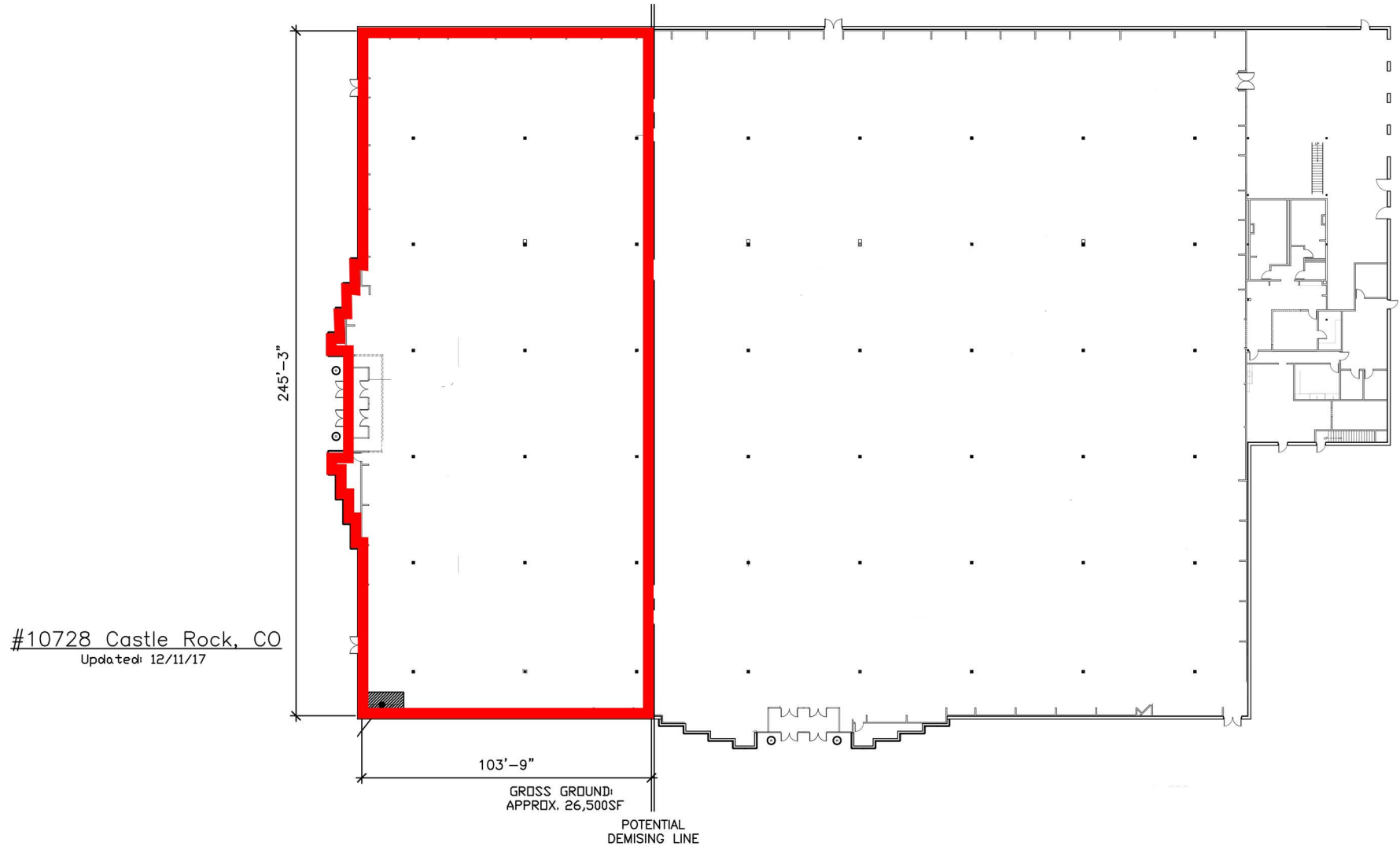
SullivanHayes
 BROKERAGE
 AERIAL PROVIDED BY GOOGLE EARTH

CHAINLINKS
 RETAIL ADVISORS
Stan Johnson Co.

PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION. R:\AERIALS\KOHLS\C\CASTLE ROCK_TA.PSD

PRIME RETAIL SPACE ADJACENT TO KOHL'S

CASTLE ROCK, CO 80104 | 4800 MILLSTONE LANE | NEC FRONT ST & FOUNDERS PKWY | CASTLE ROCK #728



SullivanHayes
B R O K E R A G E

MICHAEL DePALMA
720.382.7597
mdepalma@sullivanhayes.com

DAVID DOBEK
720.382.7598
ddobek@sullivanhayes.com

SEAN KULZER
720.382.7596
skulzer@sullivanhayes.com

CHAINLINKS
RETAIL ADVISORS

 **Stan Johnson Co.**

The information contained herein has been compiled from sources believed to be reliable. However, SullivanHayes has not independently verified the same and makes no guarantee, warranty or representation about such information. Any opinions, assumptions or projections used are for illustrative purposes only and do not necessarily represent the current or future performance of the property. Site plans, renderings, aerials, marketing data, pricing and other terms are subject to change at any time. You and your tax, financial and legal advisors should make a thorough independent investigation of the property to determine its suitability to your needs. SullivanHayes, its broker associates and its salespersons, are or will be acting as agents of the seller/lessor with the duty to represent the interests of the seller/lessor. SullivanHayes will not act as your agent unless an agency agreement is signed and in effect.