

RETAIL

FOR LEASE

1,200 SF AVAILABLE

TARGET ANCHORED CLINTON SHOPETTE

6787 S. CLINTON ST.
GREENWOOD VILLAGE, CO 80112



1060 BANNOCK ST., SUITE 300
DENVER, COLORADO 80204
PHONE 303.592.7300
FAX 303.592.7305
WWW.AXIORE.COM



TENANTS:

- TARGET
- PAYLESS SHOESOURCE
- GREAT CLIPS
- LAS BRISAS
- WENDY'S
- GUNTHER TOODYS

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION:	9,890	73,286	223,916
AVERAGE HH INCOME:	\$115,856	\$124,519	\$111,923
DAYTIME POPULATION:	22,322	156,395	230,876

TRAFFIC COUNTS:

I-25:	249,431 VPD
ARAPAHOE ROAD:	81,592 VPD



AXIO COMMERCIAL REAL ESTATE REPRESENTS THAT IT HAS NOT MADE A PHYSICAL INSPECTION OF THE PROPERTY AND HAS NO ACTUAL KNOWLEDGE OF ANY DEFECTS IN THE PROPERTY EXCEPT AS IDENTIFIED IN WRITING TO THE BUYER. THE BUYER HAS BEEN ADVISED BY BROKER TO MAKE AN INVESTIGATION OF THE PROPERTY AT ITS OWN EXPENSE, WHICH INVESTIGATION SHOULD INCLUDE WITHOUT LIMITATION THE AVAILABILITY OF ACCESS, UTILITY SERVICES, ZONING, ENVIRONMENTAL RISKS, SOIL CONDITIONS, STRUCTURAL INTEGRITY AND MECHANICAL SYSTEMS.

TANNER JOHNSON
P: 303.592.7300 x112
E: TANNER@AXIORE.COM

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- SITE INFO:**
- TARGET ANCHORED CENTER
 - AT LIGHTED INTERSECTION
 - CROSS ROADS OF I-25 AND ARAPAHOE
 - HIGH TRAFFIC COUNTS WITH GREAT ACCESS
 - AT MAIN ENTRANCE OF CENTER
 - GREAT VISIBILITY
 - AMPLE PARKING

- TENANT ROSTER:**
- TARGET
 - WENDY'S
 - KEY BANK
 - PAYLESS SHOESOURCE
 - GREAT CLIPS
 - LAS BRISAS



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