



RETAIL  
FOR LEASE  
\*SPACE\*

# MEADOWS SHOPPING CENTER

8850 MAXIMUS DRIVE | LONE TREE, CO



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AVAILABLE	LEASE RATE	ESTIMATED NNN
2,587 SF	CONTACT LISTING BROKER	\$8.50/SF



## TENANTS

SUITE	TENANT
8850	AVAILABLE - 2,587 SF
8852	Fleur De Lis Salon
8854	Mr. Donuts
8856	Fox Cleaners
8860-8866	Instyle Nails
8864	Meadow Liquors
8868	Ovation Academy of Dance
8872	Clothes Mentor
8874	Just Pets
8876	Sit Means Sit
8878	ARC Donation Drop-off



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,278	73,412	206,804
Daytime Population	18,551	130,513	293,419
Average Household Income	\$134,459	\$137,868	\$133,760

Source: ESRI, 2017 Estimates

- > End-cap space with direct visibility to Yosemite Street
- > Highly sought after Park Meadows trade area location
- > High income area – over \$134k in a 1 mile radius

## TRAFFIC COUNTS

S. Yosemite Street South of Maximus Drive	20,821 VPD
S. Yosemite St. North of Maximus Drive	27,555 VPD

Source: MPSI, 2017 Estimates

