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## Highlights

Available:	2,000 - 3,600 SF Retail 1,053 - 1,287 SF Office
Lease Rate:	Contact Broker

**NNN:** \$8.40/SF

- The property is close to Pioneer Hills Shopping Center with national retailers such as Wal-Mart, Chick-Fil-A, PetSmart, Jason's Deli and more
- > High traffic counts and excellent visibility
- Property is located along the busy Parker Road, which provides access to I-225 North/South
- > Restaurant space available





### Traffic Counts

- > S. Parker Rd. North of Belleview Ave.: 46,700
- > S. Parker Rd. South of Belleview Ave.: 45,427
- Source: MPSI 2016 Estimates

#### **Demographics**

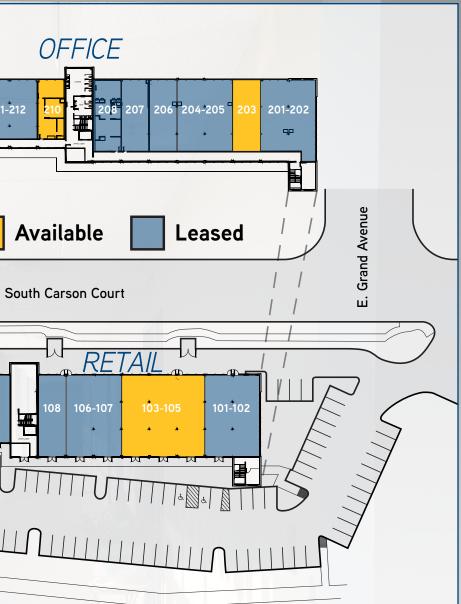
	1 Mile	3 Miles	5 Miles
Population:	10,930	97,559	321,518
Average HH Income:	\$89,103	\$100,933	\$93,919
Daytime Population:	7,953	85,656	364,639
Source: ESRI 2017 Estimates			



# Site Plan 211-212 215-216 E. Bellewood Drive U 112-113 110-111 + \$\*

#### Ground Level - Retail

115	Restaurant Available - 2,000 SF	
114	Gracious Paws	
112–113	Kitchen Commissary	
110–111	Liquor Store	
108	Winners Circle	
106–107	Meadow Hills Dental	
103–105	Available - 3,600 SF	
101–102	Parkside Animal Health Center	
Suite		



#### **Upper Level - Office**

Suite	
201-202	Orthodontics
203	Available - 1,287 SF
204-205	Envision Eye Care
206	Heinrich Insurance
207	Edward Jones
208	Salon
210	Available - 1,053 SF
211-212	Powerhouse Chiropractic
213	Farmers Insurance
214	Available - 1,053 SF
215-216	University of Colorado Nurses