

# GROUND LEASE AVAILABLE IN HIGHLANDS RANCH

HIGHLANDS RANCH PARKWAY & WILDCAT RESERVE PARKWAY | HIGHLANDS RANCH, COLORADO



## INFORMATION

- Ground lease approximately 20,465 SF
- King Soopers anchored center
- Great visibility
- Coffee restricted
- Ideal for car wash

## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
Est. Population	19,018	38,078	54,677	170,470
Avg Household Inc	\$137,309	\$140,472	\$132,854	\$126,202
Employees	1,710	8,420	21,854	59,457
Businesses	222	915	2,137	5,676

Demographics Source: Applied Geographic Solutions 2017

## TRAFFIC COUNTS

On HR Pkwy east of Deer Creek St	18,463 cars/day
On HR Pkwy northeast of Foothills Canyon Blvd	27,364 cars/day <sup>1</sup>
On Wildcat Reserve Pkwy southeast of HR Pkwy	14,543 cars/day <sup>2</sup>

Source: DRCOG 2012, 2015<sup>1</sup>, 2011<sup>2</sup>

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AGENCY  
DISCLOSURE



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