

# HIGHLANDS RANCH RETAIL

6654 Timberline Road, Highlands Ranch, CO

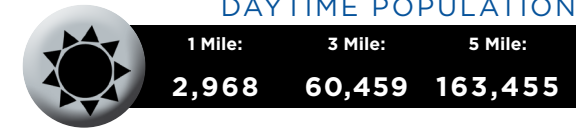


## DEMOGRAPHICS

### POPULATION



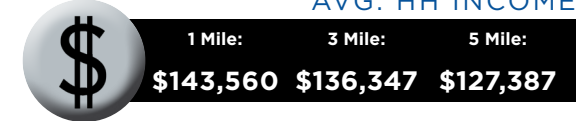
### DAYTIME POPULATION



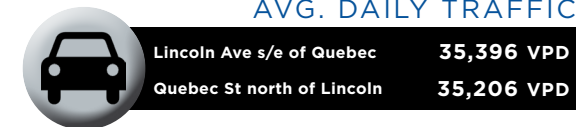
### HOUSEHOLDS



### AVG. HH INCOME



### AVG. DAILY TRAFFIC



## PROPERTY OVERVIEW:

- **Available:** 1,431 SF
- **Lease Rate:** \$22.00 PSF
- **NNN Expense:** Estimated at \$14.50 PSF
- Monument signage available on Lincoln Avenue
- High traffic intersection
- Located in the heart of Highlands Ranch
- Join Walgreens, Wine Seller, Tokyo Joe's, Tamale Kitchen, & more



For more information, contact:

**Rich Otterstetter**

720 287 6860

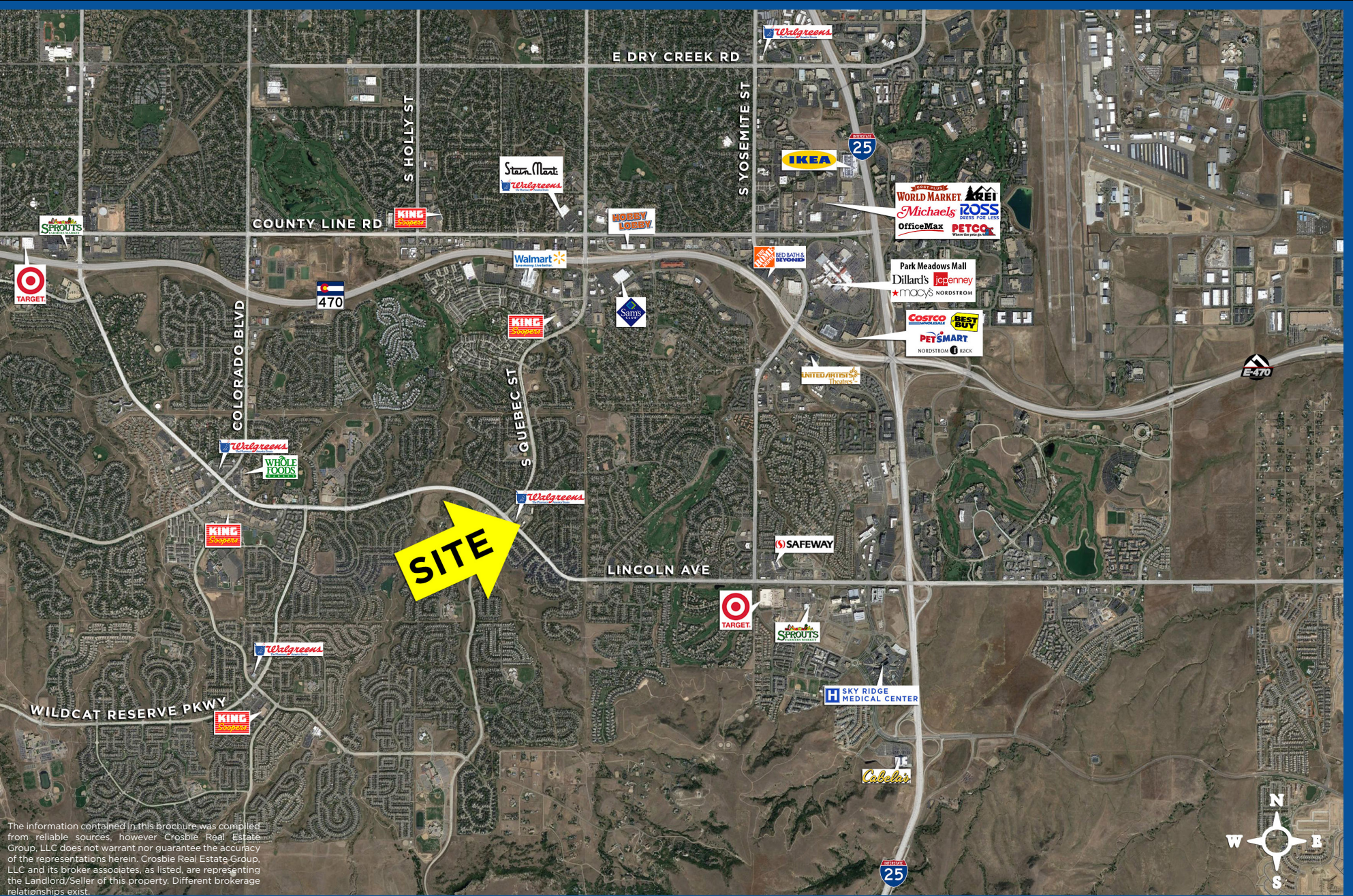
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For more information, contact:

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Disclosure Agreement

