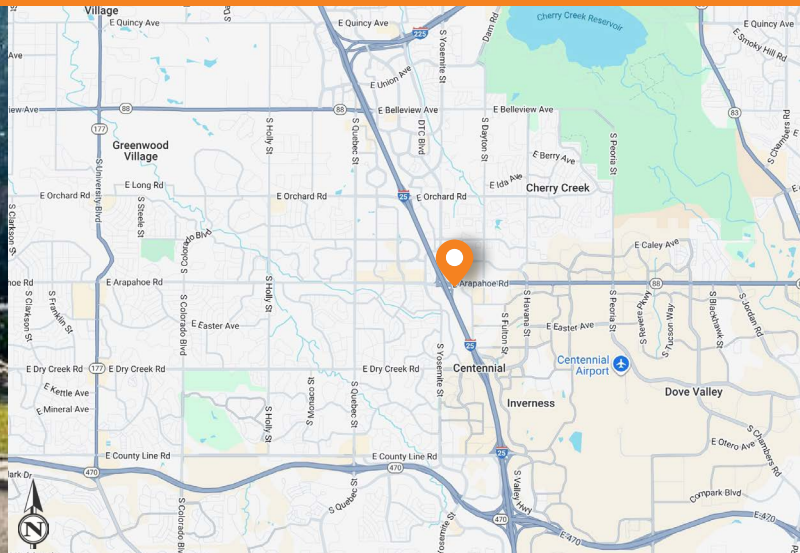


9200 E ARAPAHOE RD

GREENWOOD VILLAGE, CO



FOR LEASE

AVAILABLE

- 3,533 SF
- 2nd Generation Restaurant with drive-thru

PROPERTY HIGHLIGHTS

- Large parking field with additional flex parking to the rear.
- Great visibility from I-25 & Arapahoe Rd.
- Strong demographics.
- High traffic counts off I-25 & Arapahoe Rd.

NEARBY RETAILERS



TRAFFIC COUNTS

On I-25 north of E Arapahoe Rd 285,980 CPD

On I-25 south of E Arapahoe Rd 251,693 CPD

On Arapahoe Rd east of I-25 68,980 CPD

On Arapahoe Rd west of I-25 43,408 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	11,695	84,213	241,187
AVERAGE HH INCOME	\$155,918	\$185,066	\$167,226
BUSINESSES	2,245	13,085	22,779
EMPLOYEES	28,722	180,215	256,819

Source: Applied Geographic Solutions, 2025 Estimates

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