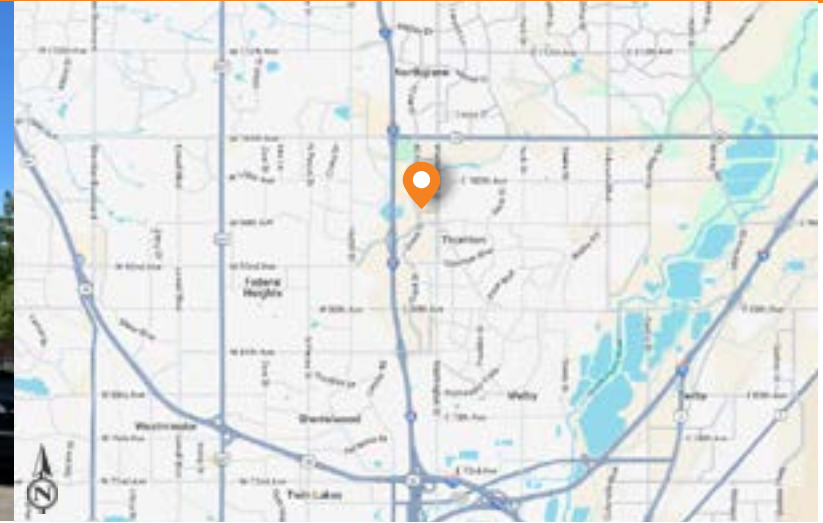


2nd Gen Medical Building

9720 GRANT ST | THORNTON, CO



FOR LEASE

AVAILABLE

4,500 SF Medical Building

PROPERTY HIGHLIGHTS

- Prominently located on a hard signalized corner, shadow anchored by Sam's Club and Walmart
- Great visibility and access along Grant St
- Ample parking field
- Call for pricing
- **DO NOT DISTURB TENANT**

TRAFFIC COUNTS

On Thornton Pkwy west of Grant St	36,514 CPD
On Thornton Pkwy east of Grant St	31,198 CPD
On Grant St north of E 97th Ave	15,320 CPD
On Grant St south of E 97th Ave	12,806 CPD

Source: CDOT 2025

NEARBY RETAILERS



DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	14,444	162,070	332,405
AVERAGE HH INCOME	\$98,527	\$101,070	\$113,287
BUSINESSES	649	4,952	12,334
EMPLOYEES	5,614	35,029	98,837

Source: Applied Geographic Solutions, 2025 Estimates

WOODY BOYD

303-918-4216
woody@dhlb.com

PHILIP HICKS

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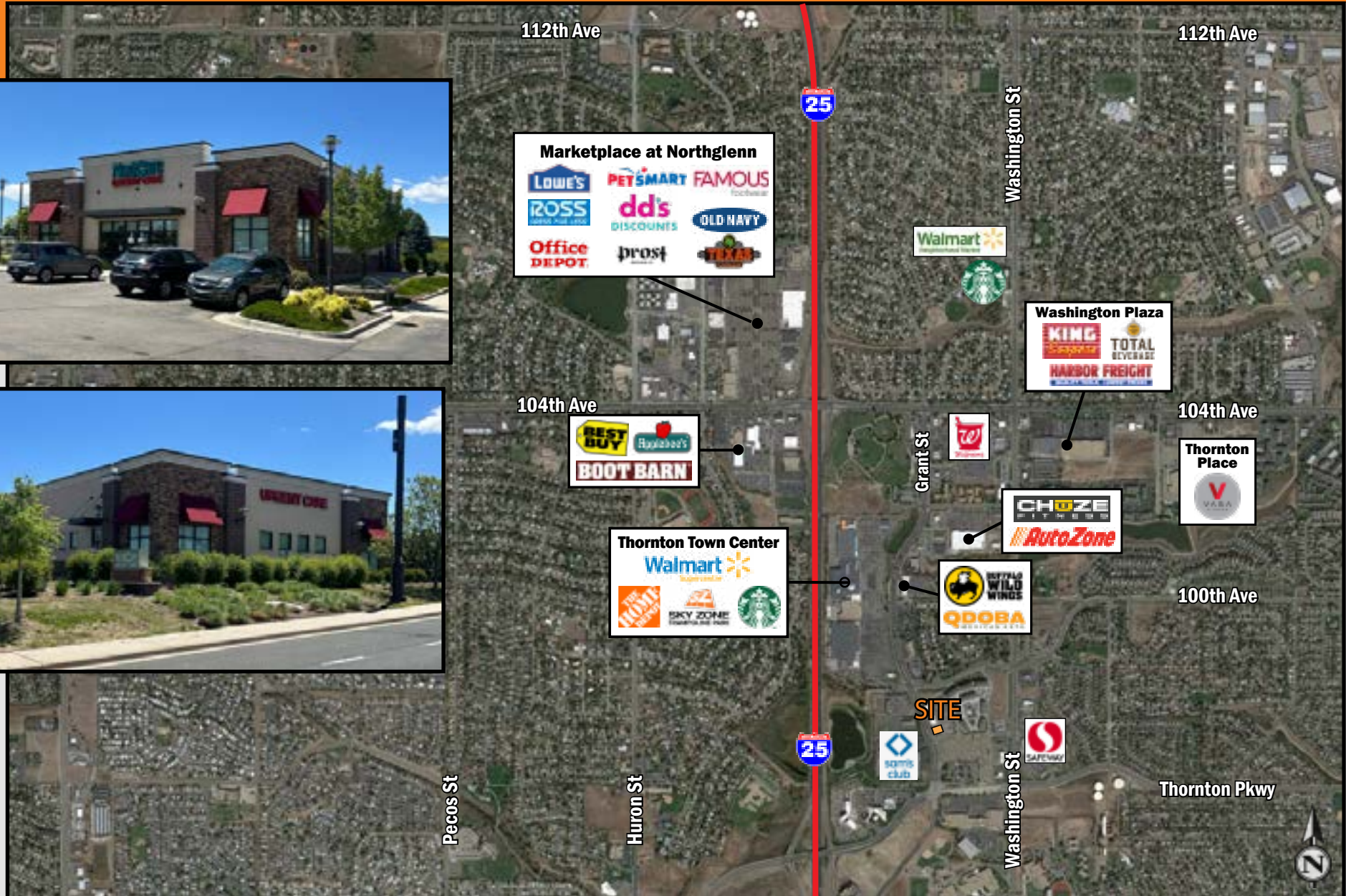
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