

9535 PARK MEADOWS DR

LONE TREE, CO



PROPERTY HIGHLIGHTS

- Prime space available
1st floor suite D 2,180 SF
2nd floor suite E 2,679 SF
- Excellent location, access, & visibility.
- Easy access to I-25 & C-470.
- High income residents with close proximity to light rail & developing multifamily projects.
- Located in Metro Denver's strongest suburban market.

NEARBY RETAILERS



TRAFFIC COUNTS

On 470 West of I-25 119,145 CPD

On S Yosemite St South of 470 23,697 CPD

On Park Meadows Dr South of 470 16,681 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,655	73,000	220,784
AVERAGE HH INCOME	\$163,411	\$174,271	\$186,953
BUSINESSES	928	7,321	17,979
EMPLOYEES	13,757	97,365	204,922

Source: Applied Geographic Solutions, 2025 Estimates

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RETAIL BROKERAGE



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