

10500 BIERSTADT WAY

LONE TREE, COLORADO



RETAIL FOR SALE OR LEASE

AVAILABLE

- Building size 12,651 SF.
- Located on 3.3 Acres.

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PROPERTY HIGHLIGHTS

- Turnkey Restaurant Space available for sale or lease with existing restaurant infrastructure.
- High-Visibility location with exceptional exposure and visibility directly from Interstate 25.
- Prime Demographics surrounded by a mix of daytime employees and local residents.
- Situated within the highly desirable Meridian Office Park.

NEARBY RETAILERS



TRAFFIC COUNTS

On I-25 north of Lincoln Avenue 196,969 CPD

On Lincoln Avenue east of I-25 48,268 CPD

Source: CDOT 2026

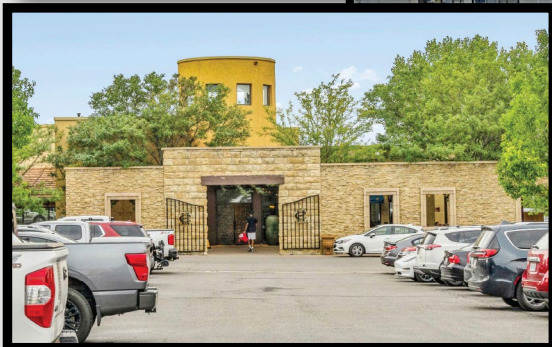
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,886	62,122	206,328
AVERAGE HH INCOME	\$144,552	\$176,388	\$188,643
BUSINESSES	807	5,506	15,021
EMPLOYEES	15,945	83,628	179,580

Source: Applied Geographic Solutions, 2026

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RETAIL BROKERAGE



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