

Meadows Plaza

7456 South Simms Street, Littleton, Colorado



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Retail Space Available

AVAILABLE	1,300 sf - 11,050 sf
RATE	\$10.00 - \$20.00 psf
NNN	\$7.43 psf

Estimated Daily Traffic Count (2014)

On W Ken Caryl at S Simms Street **21,277 VPD**

Area Demographics (2015)	1-Mile	3-Miles	5-Miles
Average Estimated Population	9,462	75,742	133,338
Average HH Income	\$109,384	\$105,047	\$102,096

Demographics Source: Magnify Maps | 2015
Traffic Source: MPSI Est | 2014

Meadows Plaza, located at 7456 S. Simms Street in Littleton, Colorado, is near an easy access to and from the C-470 interchange. With it's ample off-street parking, dense daily traffic counts, newly available spaces of varying sizes at highly competitive rates, this shopping center is ideal for businesses looking for the right opportunity. A ground lease is also available.

HIGHLIGHTS

- ▶ Close to C-470 with easy access
- ▶ Rare ground lease opportunity is available
- ▶ Mixed space for retail, restaurants & health
- ▶ Established affluent communities in surrounding areas
- ▶ Ample off-street parking
- ▶ High daily traffic count
- ▶ Negotiable options (call for details)



6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224
720-941-9200 main | 720-941-9202 fax

Tim Hakes
720-880-2923 direct | 720-352-9457 cell
Stephanie Kamlet
720-880-2924 direct | 303-667-2029 cell
www.weststarcommercial.com

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Stephanie Kamlet

720-880-2924 direct | 303-667-2029 cell

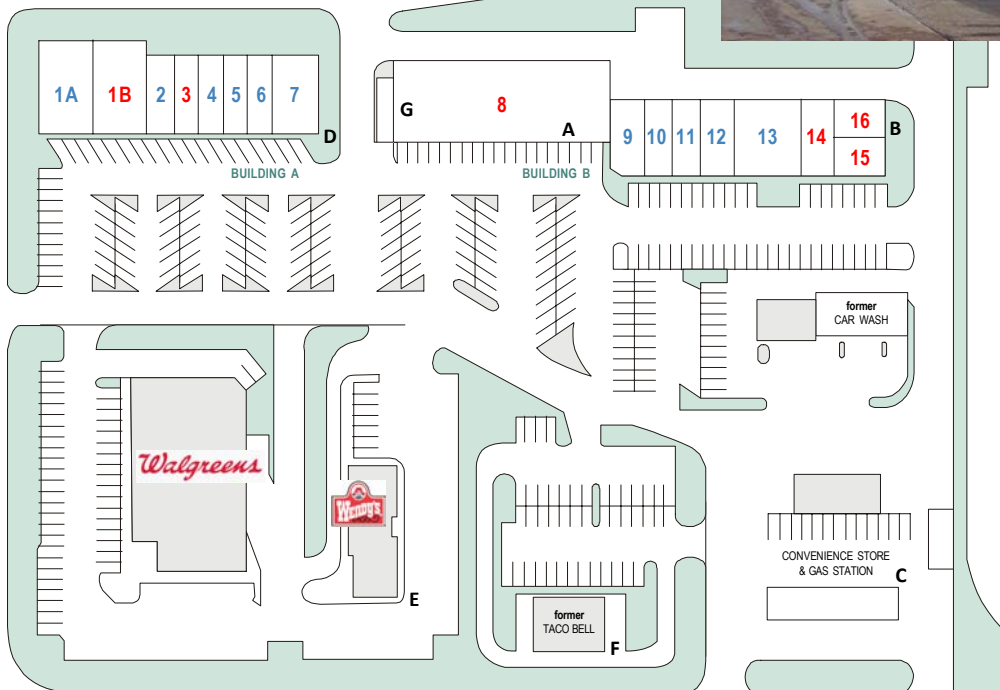
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West Meadows Drive

South Simms Street



West Ken Caryl Avenue

drawn approximately to scale

SPACE AVAILABILITY

- 1A Pacific Dental
- 1B Available 3,325 sf
- 2 Papa John's Pizza
- 3 Available 1,300 sf
- 4 Thai Basil
- 5 Great Clips
- 6 Cleaners
- 7 Einstein Bros Bagels
- 8 Available 11,050 sf
- 9 Eye Care Center
- 10 Dakota Ridge Chiropractic
- 11 OPI Nails
- 12 Marchello's Salon
- 13 GI Jodi's
- 14 Available 1,836 sf
- 15 Available 1,000 sf
- 16 Available 1,000 sf

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