

FOR LEASE

# Former Wendy's Pad Site

NEC Ken Caryl Avenue & Simms Street, Littleton, CO



For more information,  
contact:

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## PROPERTY OVERVIEW:

- ◇ 3,450 SF Pad Site Available For Lease at Former Wendy's Location

## FEATURES:

- ◇ Complete with Drive Thru & Patio
- ◇ Adjacent Retailers Include: Natural Grocers, Walgreens, Taco Bell, Einstein Bagels, and more

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GROUP

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## DEMOGRAPHICS

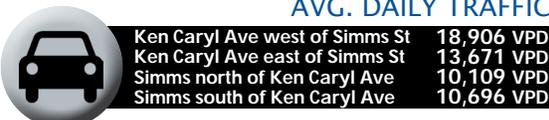
### POPULATION



### DAYTIME POPULATION



### AVG. DAILY TRAFFIC



### HOUSEHOLDS



### AVG. HH INCOME



Disclosure Agreement



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