

# LONE TREE SAM'S CLUB PAD SITE

7817 Park Meadows Drive, Lone Tree, Colorado 80124

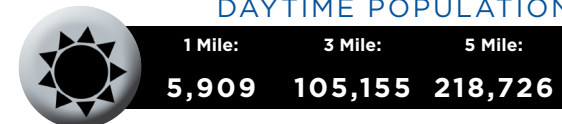


## DEMOGRAPHICS

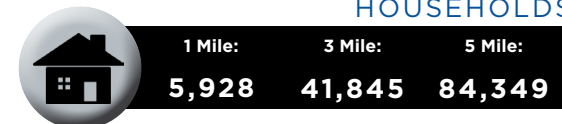
### POPULATION



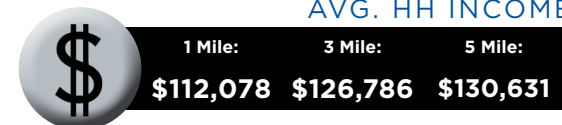
### DAYTIME POPULATION



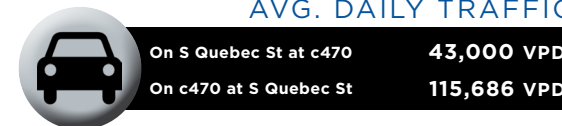
### HOUSEHOLDS



### AVG. HH INCOME



### AVG. DAILY TRAFFIC



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CROSBIE

REALESTATE

GROUP

## PROPERTY OVERVIEW:

- ~43,560 SF Pad site available
- Anchored by Sam's with strong visibility to c470
- Ground lease only

## FEATURES:

- Located in an established trade area
- Strong demographics
- Excellent visibility
- Easy access

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Disclosure Agreement

