

FOR SUBLEASE

9846 Zenith Meridian Drive, Englewood, Colorado



DEMOGRAPHICS



POPULATION

1 Mile:	6,958
3 Mile:	50,437
5 Mile:	188,127



EMPLOYEES

1 Mile:	14,494
3 Mile:	61,208
5 Mile:	148,550



AVG. HH INCOME

1 Mile:	\$133,543
3 Mile:	\$178,262
5 Mile:	\$176,327



HOUSEHOLDS

1 Mile:	3,450
3 Mile:	20,580
5 Mile:	72,715



TRAFFIC COUNTS

Lincoln east of I-25: 61,062 vpd



For more information,
contact:

Rich Otterstetter

303 883 1003

richo@creginc.com

OVERVIEW:

- **Building Size:** Approx. 3,842 SF
- **Land Size:** Approx. 1.26 AC
- **Base Rent:** \$171,600 / year NNN
- **Lease Expiration:** November 1, 2030
- **Real Estate Taxes:** \$69,242.00

HIGHLIGHTS:

- Excellent free standing building with drive-thru
- Full movement access from Lincoln Ave
- Ample Parking
- Close proximity to I-25



FOR SUBLEASE

9846 Zenith Meridian Drive, Englewood, Colorado



For more information, contact:

Rich Otterstetter

303 883 1003

richo@creginc.com

The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.



FOR SUBLEASE

9846 Zenith Meridian Drive, Englewood, Colorado

