

HIGHLANDS RANCH RETAIL

6654 Timberline Road, Highlands Ranch, CO



DEMOGRAPHICS



POPULATION

1 Mile:	14,576
3 Mile:	96,673
5 Mile:	201,483



EMPLOYEES

1 Mile:	2,166
3 Mile:	56,307
5 Mile:	175,629



AVG. HH INCOME

1 Mile:	\$209,040
3 Mile:	\$194,773
5 Mile:	\$192,364



HOUSEHOLDS

1 Mile:	5,216
3 Mile:	38,246
5 Mile:	81,240



TRAFFIC COUNTS

Lincoln s/o Quebec:	35,396 vpd
Quebec n/o Lincoln:	35,206 vpd

PROPERTY OVERVIEW:

- **Size:** Approximately 1,360 SF
- **Available:** July 1, 2025
- **Lease Rate:** Call Listing Agent for pricing and terms
- Monument signage available on Lincoln Avenue
- High traffic intersection
- Located in the heart of Highlands Ranch
- Join Walgreens, Paw Prints, Tokyo Joe's, Tamale Kitchen, & more



For more information, contact:

Rich Otterstetter

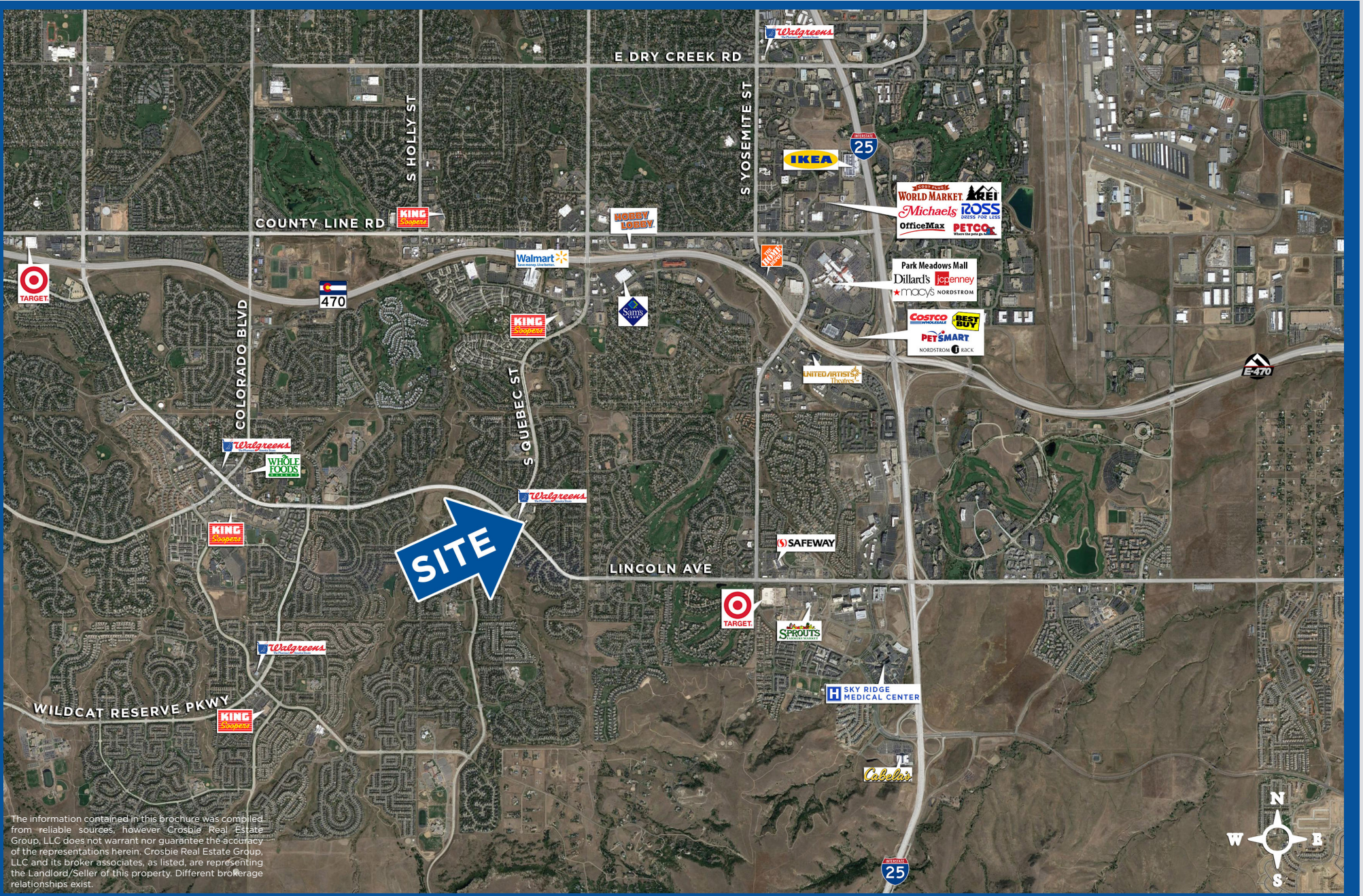
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