



# LINCOLN STATION

10275 Park Meadows Dr.  
Lone Tree, CO 80124

## GROUND FLOOR RETAIL IN A NEW 425 UNIT MULTI-FAMILY BUILDING

- Approximately 3,100 SF available
- Contact Broker for pricing
- Can be demised into 2 separate spaces



BROKERAGE  
DISCLOSURE



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# LINCOLN STATION





# Building Information

Available: 3,100 SF (can be demised into 2 spaces)  
Rate: Contact Broker  
NNN: \$13.71/SF

# Highlights

- Ground floor retail in new 425-unit multifamily building now under construction
- Steps from the Lincoln Station Light-rail
- Adjacent to I-25
- Delivery expected in Q3 2024
- Cannot support a restaurant user (no infrastructure will be put in place)



# Traffic Counts

- I-25 at Lincoln Station: 173,008 VPD
- Park Meadows Drive S/O Lincoln Station: 19,019 VPD
- Park Meadows Drive N/O Lincoln Station: 16,240 VPD

MPSI 2022 Estimates

# Demographics

	1 Mile	3 Miles	5Miles
2023 Total Population	9,554	58,149	207,792
2023 Total Daytime Population	21,800	106,420	279,335
Average Household Income	\$149,813	\$163,653	\$169,522

Esri 2023 Estimates

