

# FOR LEASE

## 693 I South Pierce Littleton, CO 80128 MEDICAL / DENTAL OFFICE



<b>BUILDING SIZE:</b>	7,284 SF	<b>DEMOGRAPHICS:</b>	1 MILE	3 MILE	5 MILE
<b>AVAILABLE SPACE:</b>	2,039 SF	<b>POPULATION:</b>	13,620	88,970	210,620
<b>LEASE RATE:</b>	\$18.00/SF NNN	<b>MEDIAN AGE:</b>	39	42	42
<b>EXPENSES:</b>	\$9.68/SF	<b>2010 AVERAGE HH INCOME:</b>	\$105,302 (1 MILE)		
<b>YEAR BUILT:</b>	1996				
<b>INTERIOR IMPROVEMENTS:</b>	Negotiable				
<b>PARKING:</b>	43 Spaces				

Great opportunity for a medical user that provides great visibility on Pierce Street in Littleton, close to Southwest Plaza between Coal Mine and Ken Caryl Avenue. Adjacent tenant, Southwest Pediatric Dentistry and Orthodontics, has a thriving practice at this location and is seeking another medical user to join them in this single story building. Great signage opportunities with great access and parking.



### EXCLUSIVELY MARKETED BY:

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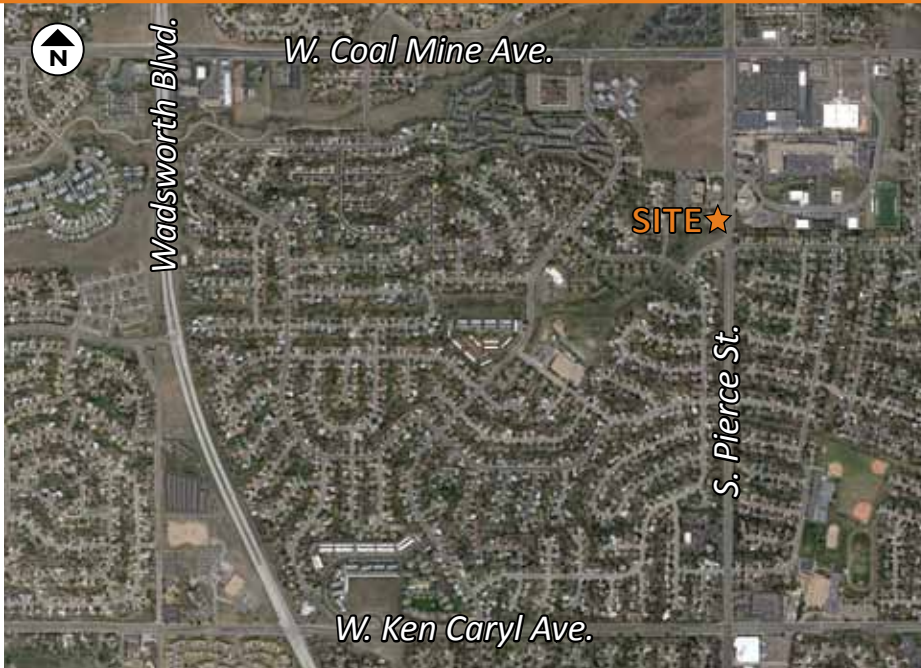
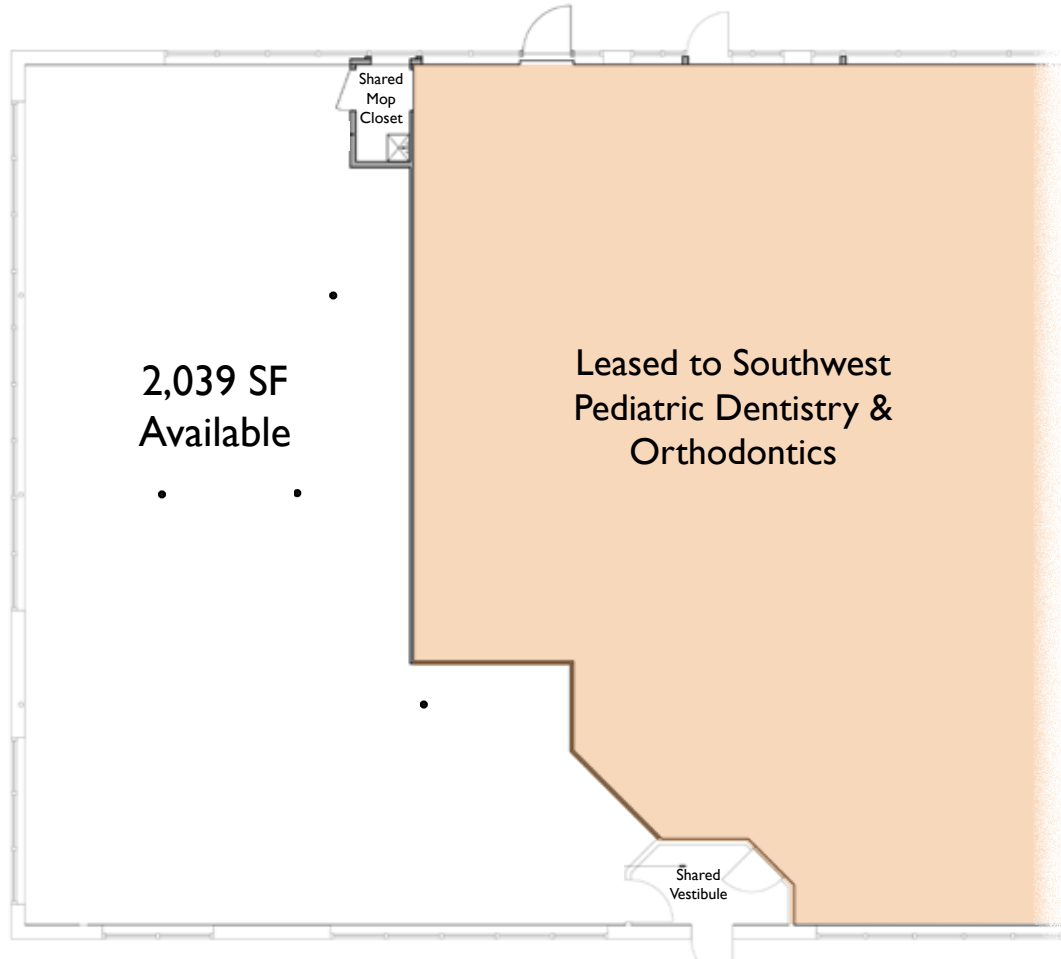
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# 6931 South Pierce, Littleton, CO 80128

## FLOOR PLAN

*The space has been demo'd; ready to design to meet tenant specifications. Shared front entry and mop closet with adjacent tenant. Private side exit.*



## LOCATION DETAILS:

- Located in Littleton just south of Coal Mine and north of Ken Caryl Ave. in Jefferson County
- Close to Southwest Plaza
- Anchored by Southwest Pediatric Dentistry & Orthodontics
- Great dining and amenities nearby
- Quick access to C-470 and Wadsworth
- Marquee signage available

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