

# LAND FOR SALE - Hilltop Business Centre



Northeast corner of County Line Road & Southpark Circle, Littleton, CO 80129

Hilltop Business Centre

## 1.82 ACRE SITE

(79,279 sf)

**City/County:** Littleton/Arapahoe

**Zoning:** PD-I

**Sub Association:**

SouthPark Owners Association

**Utilities:**

Sewer: South Park Metro

Water: Denver Water

**\$6.00/sf (\$475,000)**

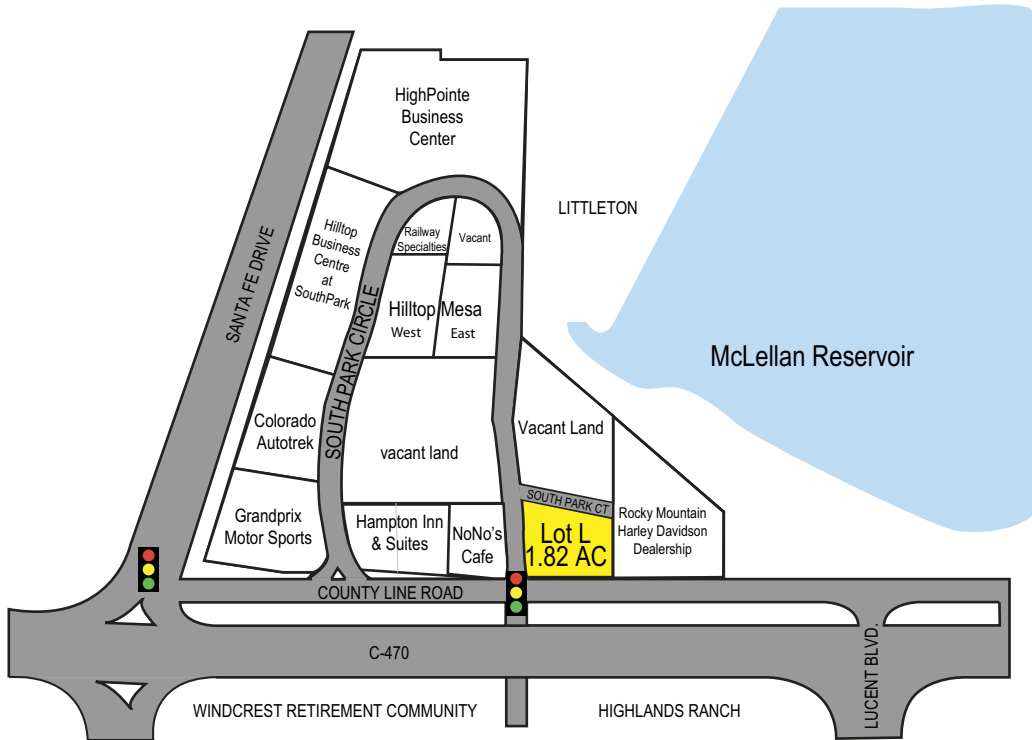
- Signalized intersection
- Allowable uses include retail, office, medical office, hotel, R&D, flex or showroom space
- Direct and easy access from C-470 at Santa Fe Drive and Lucent Boulevard, just north of County Line Road
- Great exposure to C-470
- Ideal site for owner/user building



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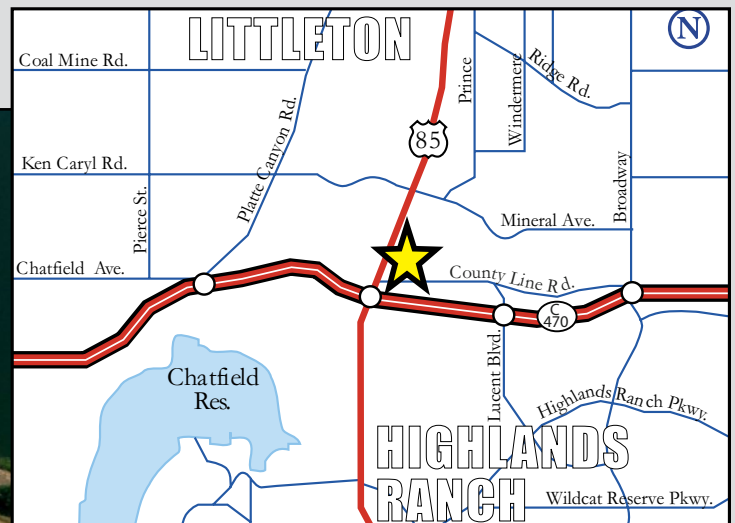
# HILLTOP BUSINESS CENTRE LAND FOR SALE

*In close proximity to the highly traveled intersection of Santa Fe and C-470, just north of County Line Road  
Excellent visibility from C-470*



- Direct and easy access from C-470 at Santa Fe Drive and Lucent Boulevard, just north of County Line Road
- At north entry to Wind Crest, Erickson Retirement Community's 1500-unit residential community in Highlands Ranch
- Immediately adjacent to Rocky Mountain Harley Davidson dealership, a regional draw
- Close to Mineral RTD Light Rail station

## Hilltop Business Centre - Lot L



**EXCLUSIVELY MARKETED BY**

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