

Smoky Hill Space For Lease

20991 E Smoky Hill Road, Centennial, Colorado 80015



DEMOGRAPHICS



POPULATION

1 Mile:	16,695
3 Mile:	108,448
5 Mile:	226,388



EMPLOYEES

1 Mile:	2,775
3 Mile:	15,509
5 Mile:	42,417



AVG. HH INCOME

1 Mile:	\$188,387
3 Mile:	\$182,215
5 Mile:	\$161,555



HOUSEHOLDS

1 Mile:	5,455
3 Mile:	36,659
5 Mile:	81,480



TRAFFIC COUNTS

S. Hill e/o Picadilly:	29,255 vpd
Picadilly n/o S. Hill:	11,745 vpd

OVERVIEW:

- **Available:** 1,821 SF - interior lobby entrance to space
- **Lease Rate:** \$28.00 PSF FSG (price includes NNN & Utilities)
- Call Listing Agent for additional terms and conditions
- Exterior signage available

HIGHLIGHTS:

- Ideal set up for an office or medical tenant
- **Existing Buildout:** reception area, four offices, break room, and two restrooms
- Well maintained building with local ownership
- Abundant surface parking

Rich Otterstetter

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SITE

LEGEND

- Planned Development
- Under Construction
- Recently Completed