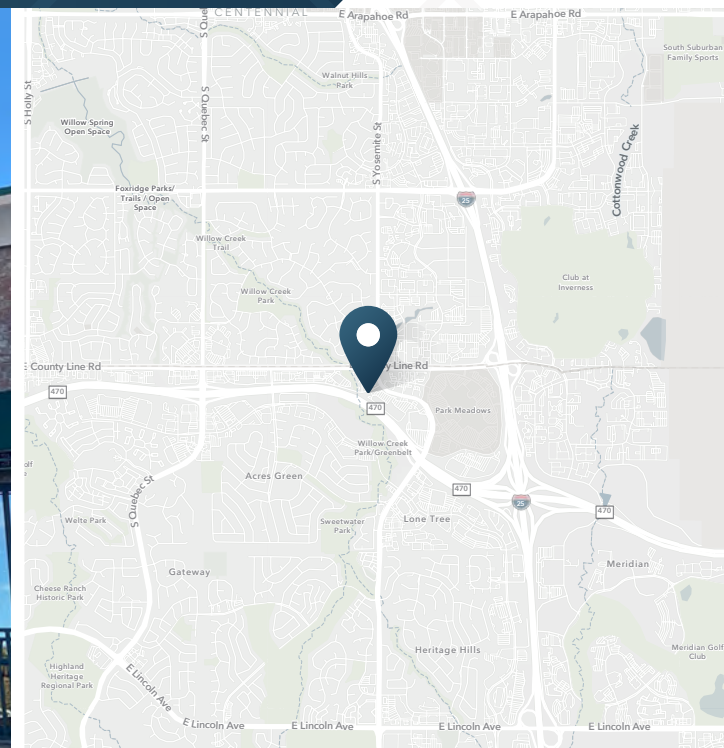


# Shoppes at the Meadows

8374 Willow St | Lone Tree, CO 80124



2,400 SF - Restaurant  
4,000 SF  
11,802 SF - Divisible  
Available

Call for Info  
Rate

## ABOUT THE PROPERTY

- Strong retail center in highly sought after Park Meadows regional trade area
- Signalized entrance
- County Line frontage
- Close Proximity to I-25 and E470

## CONTACT

Andy Clemens | 303.390.5230 | andrew.clemens@srsre.com

Tami Lord | 303.390.5244 | tami.lord@srsre.com

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## JOIN THESE RETAILERS





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Suite	Tenant	SF
8334-G	Hooters	
<b>8330-H1</b>	<b>AVAILABLE</b>	<b>4,000</b>
8330-H	FedEx Office	
8331-A	Panda Express	
<b>8331-B</b>	<b>AVAILABLE</b>	<b>2,400</b>
8331-C	Minturn Anglers	
8331-D	GameStop	
8331-E	Which Wich	
8353-A	Red Wing Shoes	
8353-B	Sprint	
8353-C1	Toni & Guy	
8353-C	Nails	
8353-D	Premier Martial Arts	
8374-C	Barnes & Noble	
8368-D	Ulta	
<b>8360-64</b>	<b>AVAILABLE</b>	<b>11,802</b>

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# Shoppes at the Meadows

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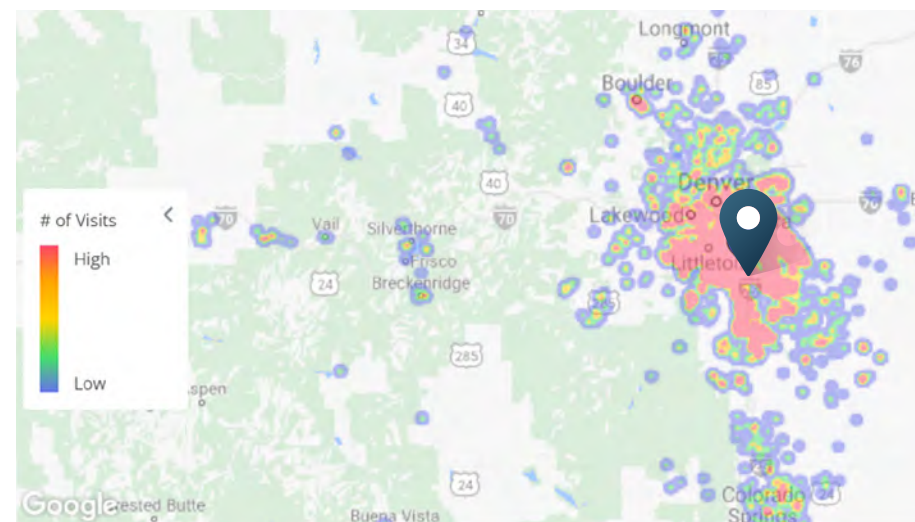


## DEMOGRAPHIC HIGHLIGHTS

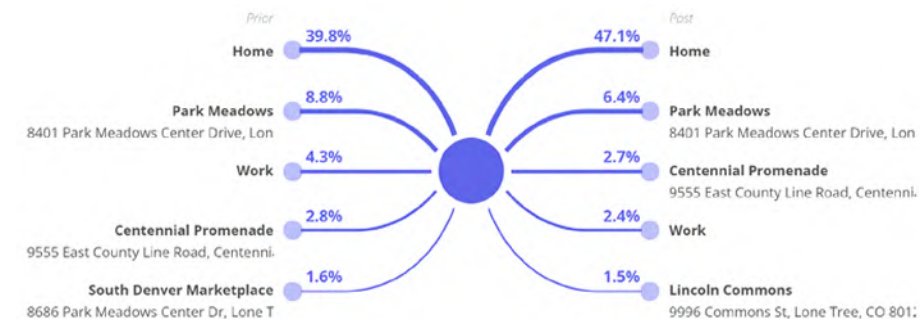
Population	1 Mile	3 Miles	5 Miles
2021 Estimated Population	7,970	87,286	223,430
2026 Projected Population	8,630	94,560	242,092
Projected Annual Growth 2021 to 2026	1.60%	1.61%	1.62%
<b>Daytime Population</b>			
2021 Daytime Population	15,680	129,662	290,478
Workers	12,344	90,869	189,057
Residents	3,336	38,793	101,421
<b>Income</b>			
2021 Est. Average Household Income	\$130,656	\$147,483	\$147,422
2021 Est. Median Household Income	\$103,536	\$112,775	\$113,366
<b>Households &amp; Growth</b>			
2021 Estimated Households	3,325	36,748	89,145
2026 Projected Households	3,616	40,090	96,914
Projected Annual Growth 2021 to 2026	1.69%	1.76%	1.69%
<b>Race &amp; Ethnicity</b>			
2021 Est. White	87%	84%	84%
2021 Est. Black or African American	2%	2%	2%
2021 Est. Asian or Pacific Islander	5%	8%	8%
2021 Est. American Indian or Native Alaskan	0%	0%	0%
2021 Est. Other Races	3%	2%	2%
2021 Est. Hispanic	9%	8%	8%

## MOBILE DATA & FOOT TRAFFIC INSIGHTS

### Trade Area



### Customer Journey



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCES





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