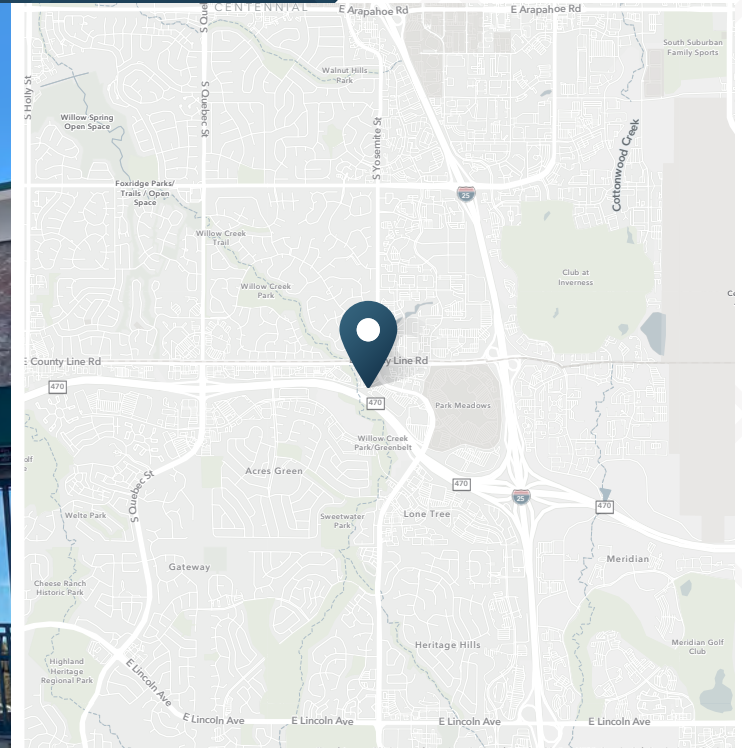


Shoppes at the Meadows

8374 Willow St | Lone Tree, CO 80124



AVAILABLE

1,463 SF - Nail Salon
2,001 SF - Retail
7,500 SF - Retail

RATE

Call for Info

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

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JOIN THESE RETAILERS



Shoppes at the Meadows

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33,826 VPD

10,434 VPD

97,223 VPD

E County Line Rd

E County Line Rd

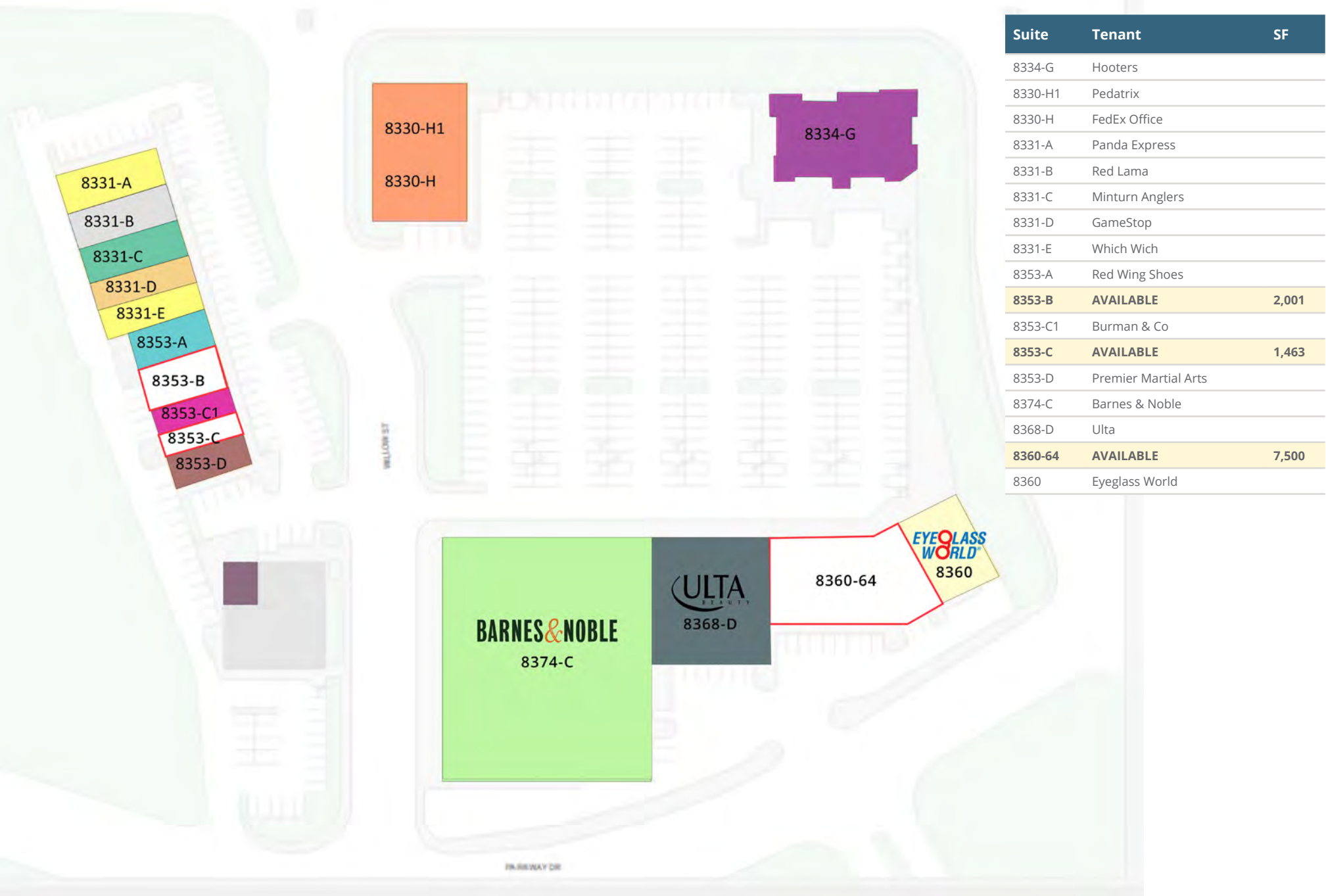
S Yosemite St

S Yosemite St

State Highway 470

Shoppes at the Meadows

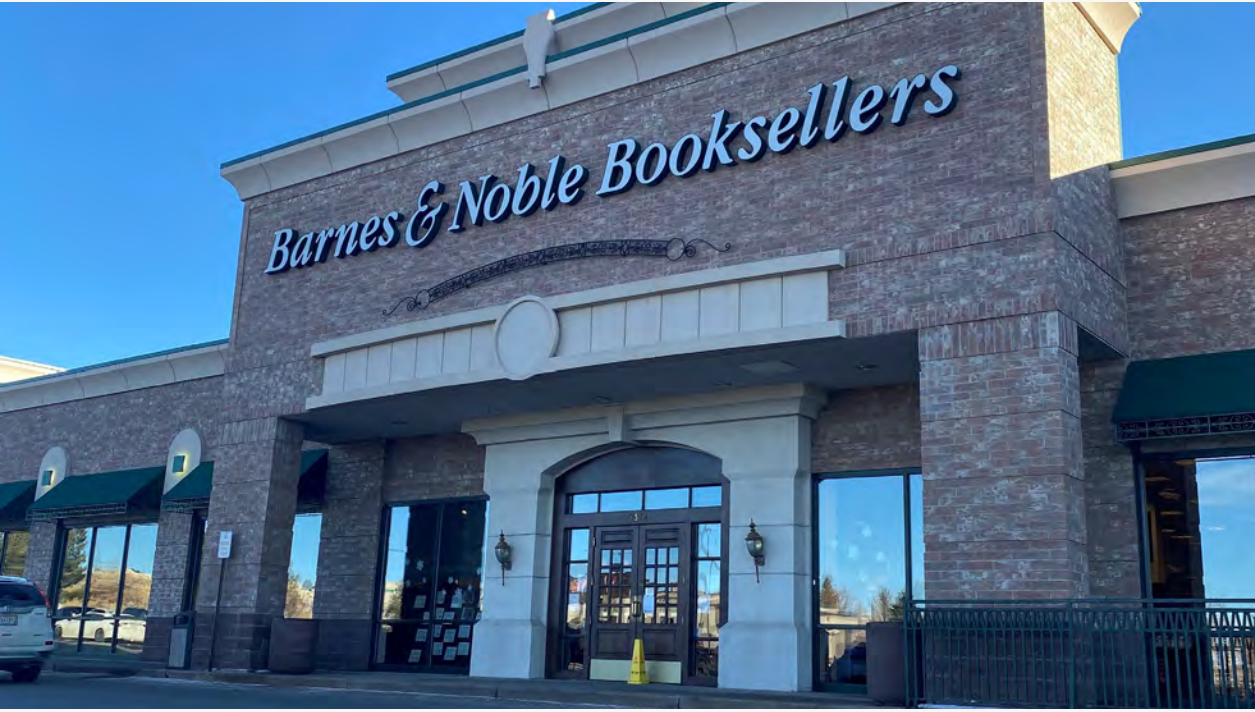
8374 Willow St | Lone Tree, CO 80124



Suite	Tenant	SF
8334-G	Hooters	
8330-H1	Pedatrix	
8330-H	FedEx Office	
8331-A	Panda Express	
8331-B	Red Lama	
8331-C	Minturn Anglers	
8331-D	GameStop	
8331-E	Which Wich	
8353-A	Red Wing Shoes	
8353-B	AVAILABLE	2,001
8353-C1	Burman & Co	
8353-C	AVAILABLE	1,463
8353-D	Premier Martial Arts	
8374-C	Barnes & Noble	
8368-D	Ulta	
8360-64	AVAILABLE	7,500
8360	EyeGloss World	

Shoppes at the Meadows

8374 Willow St | Lone Tree, CO 80124



Shoppes at the Meadows

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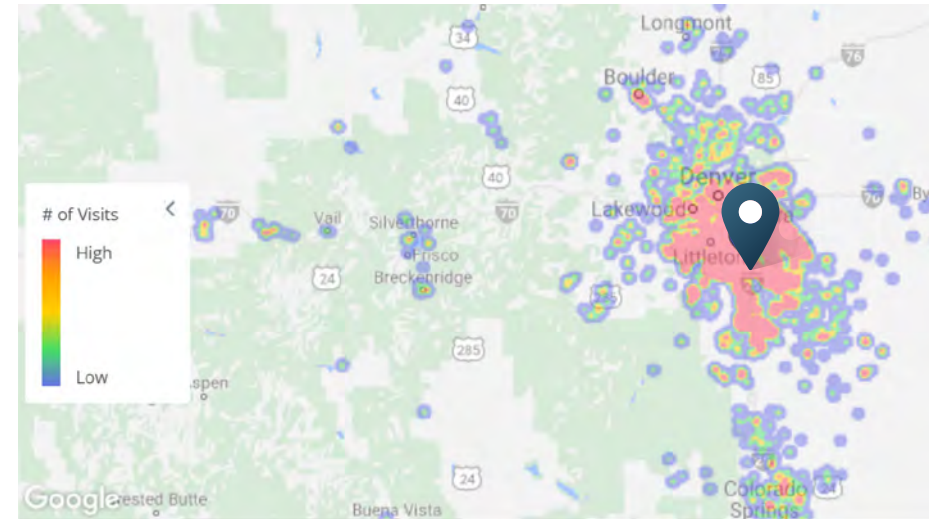


DEMOGRAPHIC HIGHLIGHTS

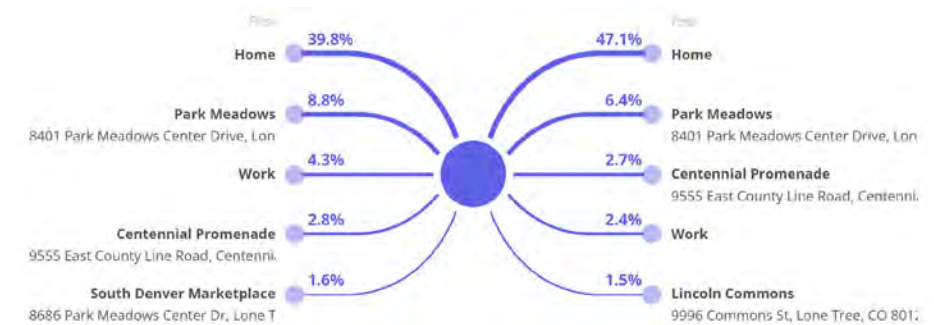
Population	1 Mile	3 Miles	5 Miles
2021 Estimated Population	7,970	87,286	223,430
2026 Projected Population	8,630	94,560	242,092
Projected Annual Growth 2021 to 2026	1.60%	1.61%	1.62%
Daytime Population			
2021 Daytime Population	15,680	129,662	290,478
Workers	12,344	90,869	189,057
Residents	3,336	38,793	101,421
Income			
2021 Est. Average Household Income	\$130,656	\$147,483	\$147,422
2021 Est. Median Household Income	\$103,536	\$112,775	\$113,366
Households & Growth			
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%
Race & Ethnicity			
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.

Barnes & Noble Booksellers



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