

For Sale
6,269 SF
Free-Standing Restaurant
High Identity Location



501 East County Line Road

Littleton, Colorado 80122

Property Overview

- Free-standing, turn-key restaurant available for sale
- **Confidential - Do Not Contact Tenant**
- Well-located along County Line Road with easy access to C-470 and South Santa Fe Drive
- Strong demographics with household incomes averaging approximately \$120,000 in a 1-mile radius
- Co-tenants in the shopping center include an under-construction vet hospital, Larrabee's Furniture, and several successful free-standing restaurants
- Furniture, fixtures, and equipment are available for purchase
- High traffic location with great visibility to C-470
- 85 spaces on the property and additional parking is available throughout the shopping center

Sale Price: \$1,600,000

Property Facts

Building Size:	6,269 SF
Lot Size:	58,074 SF
Parking:	85 Spaces (As Striped)
Zoning:	PD-C (Planned Development - Commercial)
Year Built:	1996

For more information:

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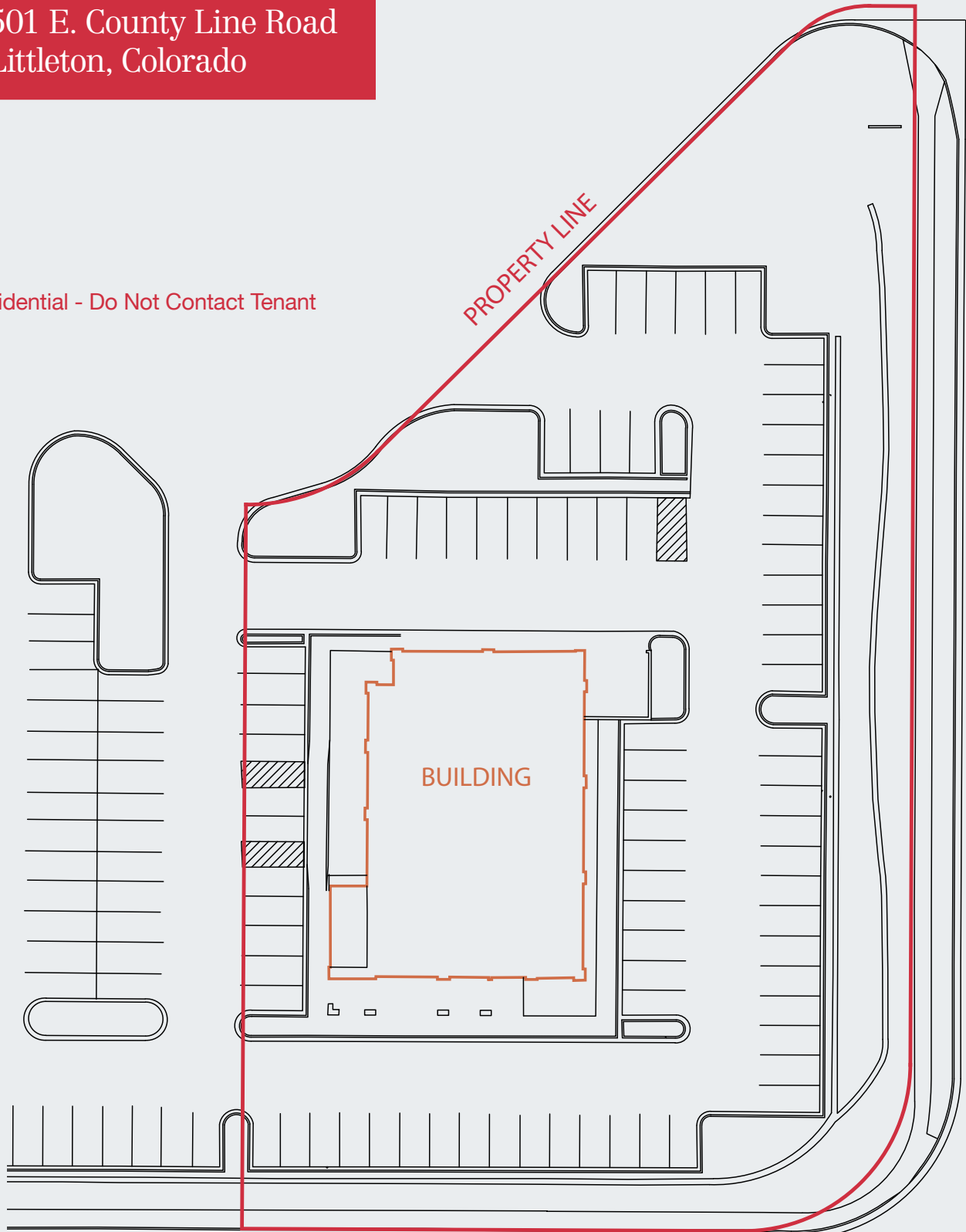
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Demographics

	1 Mile	3 Mile	5 Mile
Population	11,441	116,658	274,786
Average Household Income	\$145,457	\$141,425	\$147,519
Daytime Population	7,411	48,632	128,14

*Source: LandVision

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