

RETAIL SPACE FOR LEASE

2145 E 120th Ave, Northglenn, CO 80233



OVERVIEW

Hoff & Leigh is pleased to offer this prime retail space in Northglenn! An optimal corner unit right off 120th and Claude, minutes from I-25. Ample parking, great visibility and an attractive modern exterior neighboring National credit tenants such as TCF Bank and Abo's Pizza. This unit has 2 bathrooms, high ceilings, and owner is willing to build to suite. Perfect for medical users such as Dental or Physical Therapy, retail or restaurant/bar tenants. Call today for your private showing!

HIGHLIGHTS

- 40,000 VPD
- Monument Signage
- Key Tenants: TCF Bank and Abo's Pizza
- Attractive Exterior
- Owners Willing to Build to Suite
- Ample Parking
- Right off 120th and I-25



Lease Rate:

\$24.00 SF/YR
(+ \$9.00 NNN)



Available SF:

2,450 SF



Lot Size:

0.93 of an Acre



Zoning:

Retail



Building Size:

12,920 SF

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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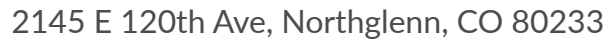
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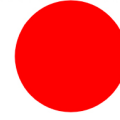
2145 E 120th Ave, Northglenn, CO 80233

2145 E 120th Ave, Denver, Colorado, 80233

DEMOGRAPHICS



136,470
Population



34.6

Median Age



2.8

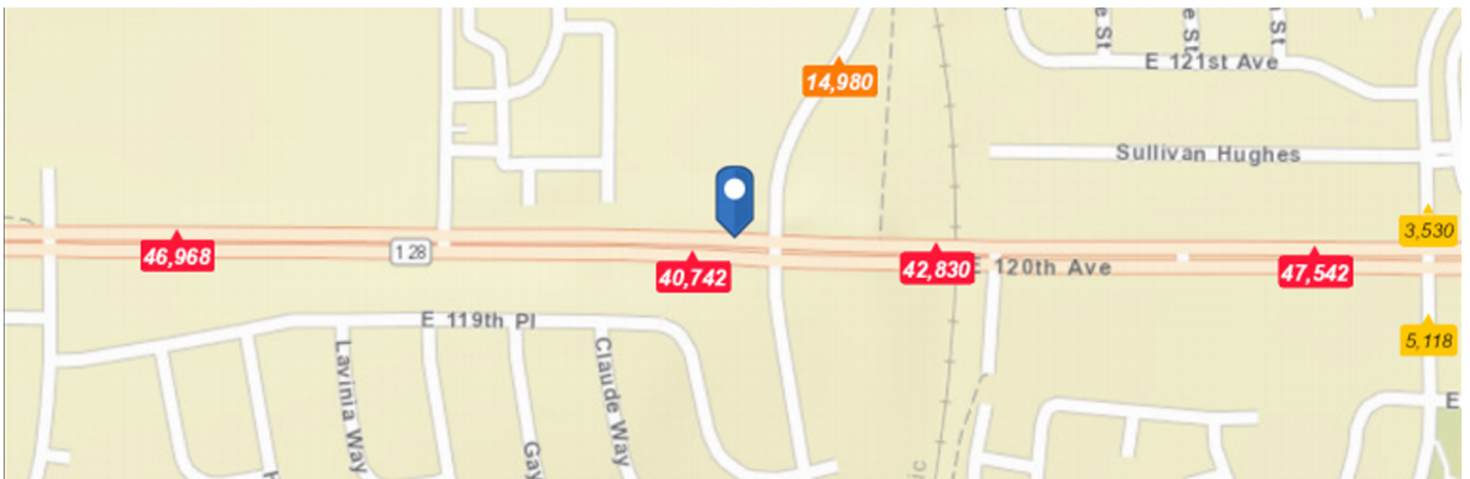
Average
Household Size



\$76,189

Median Household
Income

TRAFFIC COUNT



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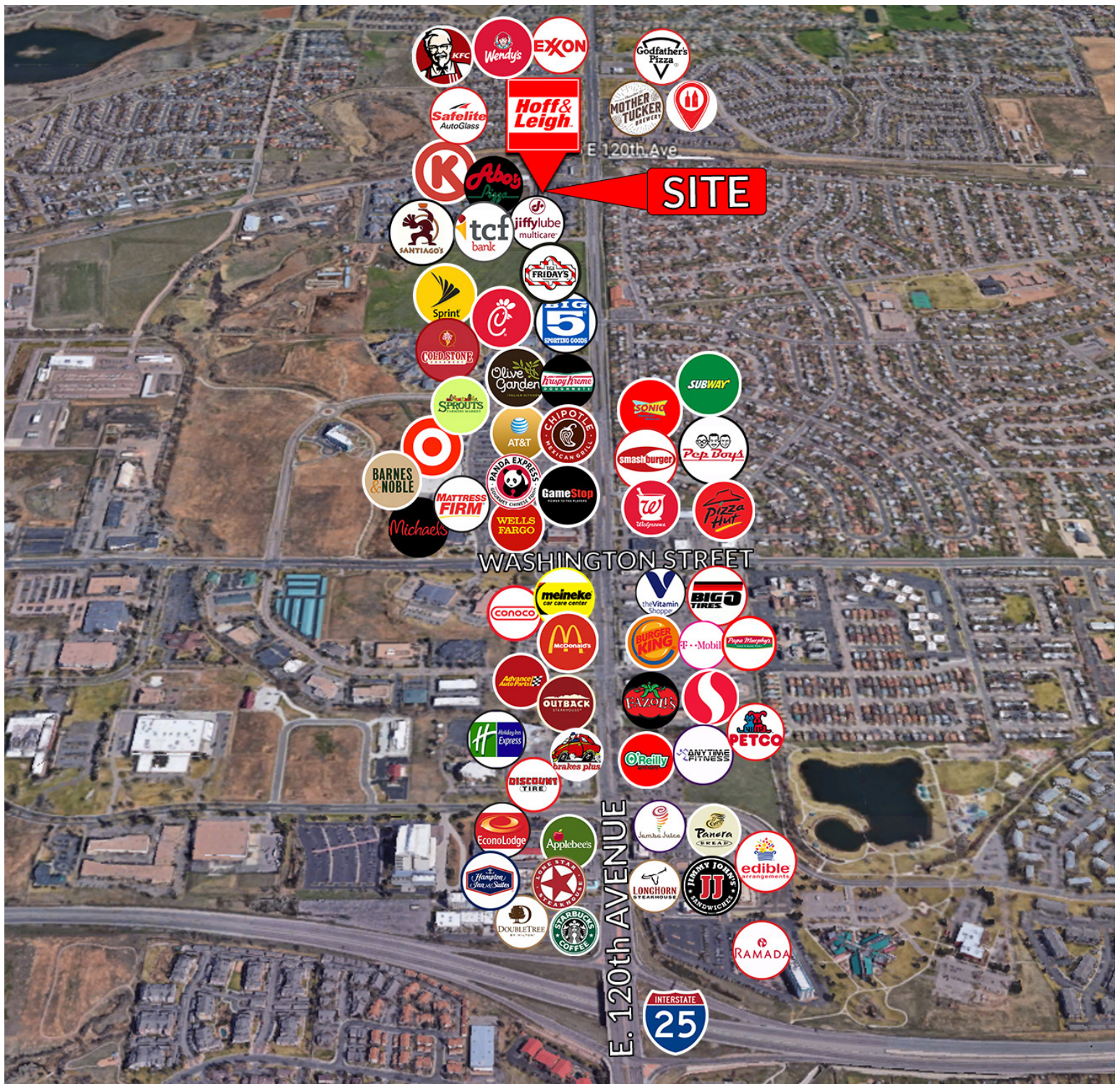
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