

8200

SOUTHPARK CIRCLE

LITTLETON, CO 80120

FLEX INDUSTRIAL SPACE
FOR SALE

PRICE: \$1,200,000



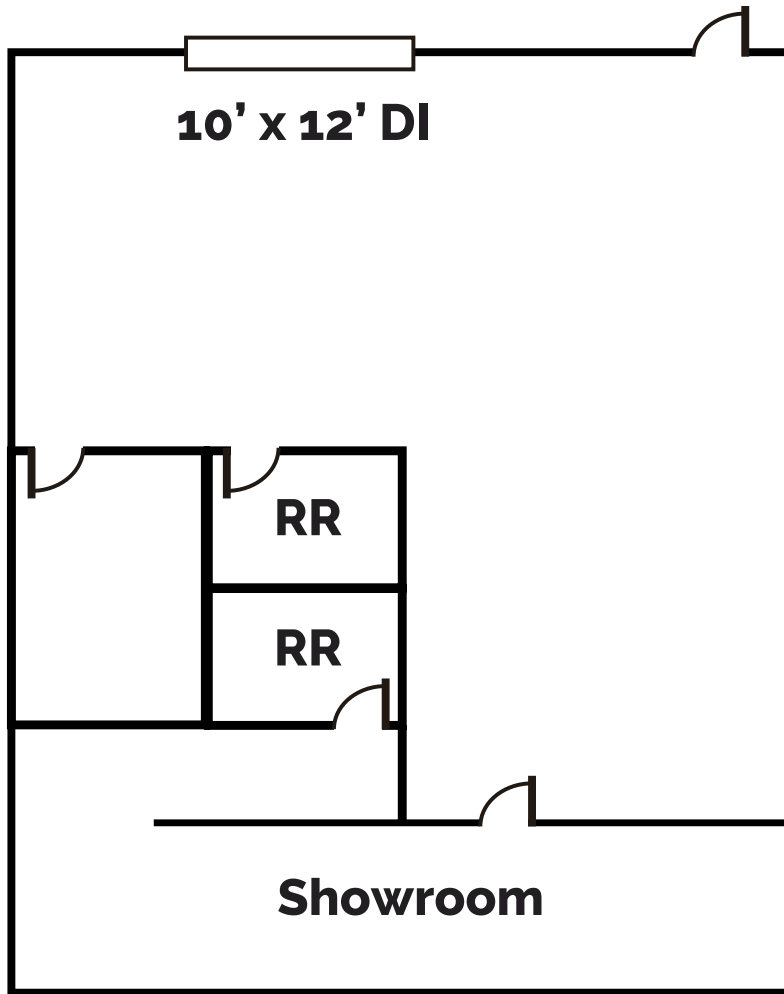
2,950 SF



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2,950 SF



Loading:
1 Drive-In



Year Built:
2007



Zoning:
LPDI

- Ideal for light manufacturing, production, or creative industrial users
- Clean, functional layout with a mix of warehouse and work space areas, allowing for both hands-on production and administrative functions
- 400 amps 208V, 3 Phase
- Laguna Dust Collection System in place
- Fully temperature controlled





Restaurants & Dining

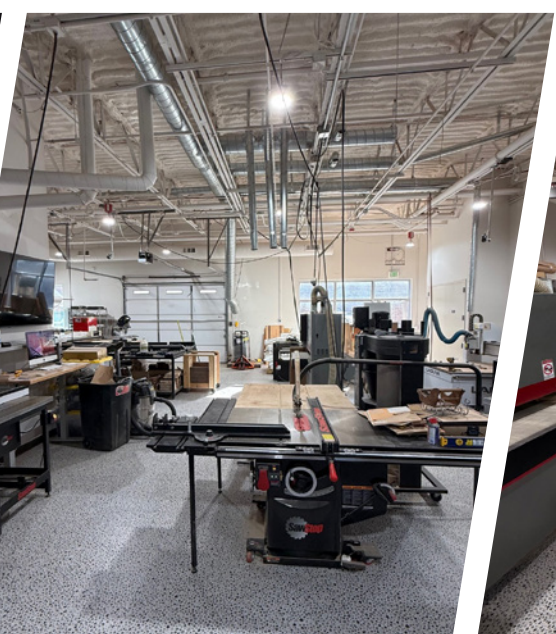
- Angelo's Taverna
- NoNo's Cafe
- Farm House @ Breckenridge Brewery
- Alamo Drafthouse (dine-in)
- ViewHouse
- Black+Haus Tavern
- Bistro 36 Drinkery & Eatery
- Bacon Social House
- The Lake House Kitchen & Tavern
- Bruno's Kitchen
- Chick-fil-A
- Shake Shack
- Daddy's Chicken Shack

Businesses, Retail & Services

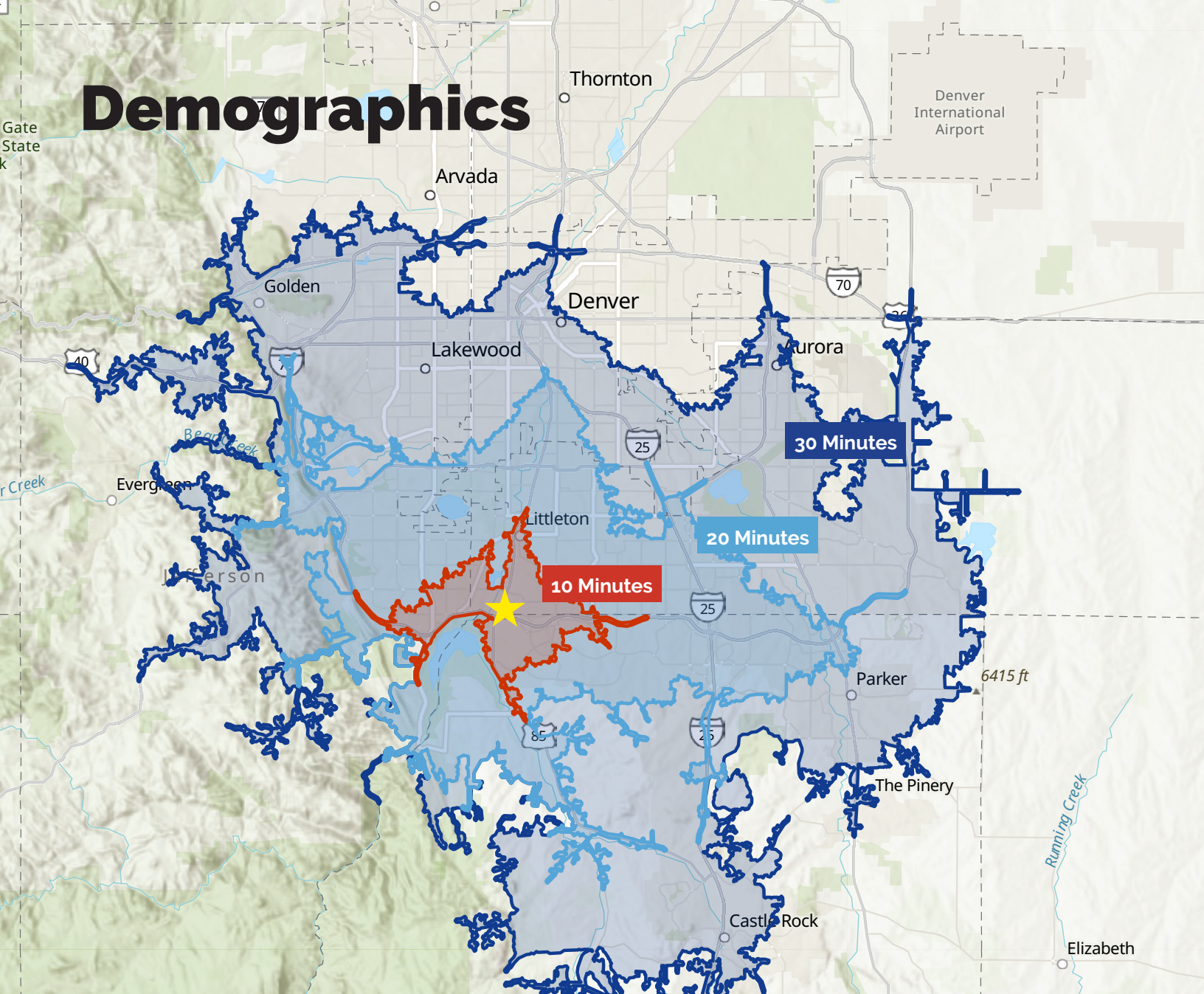
- Aspen Grove
- Market at Southpark
- Southwest Plaza
- Southbridge Retail / County Line
- Woodlawn Center
- Home Depot
- Lowe's Home Improvement
- Costco Wholesale
- King Soopers
- Safeway
- UCHealth Highlands Ranch Hospital

Recreation, Parks & Hotels

- Staybridge Suites Denver South
- Courtyard by Marriott Littleton
- Residence Inn Littleton
- Hampton Inn Denver/Highlands Ranch
- Hilton Garden Inn Denver/HR
- South Platte Park & Carson Nature Center
- Southbridge Park
- Chatfield State Park
- Alamo Drafthouse Cinema
- Total Fitness Colorado
- Chuze Fitness
- 24 Hour Fitness
- South Suburban Park & Rec District



Demographics



Population Summary	10 minutes	20 minutes	30 minutes
2010 Total Population	60,717	480,352	1,348,929
2020 Total Population	67,091	535,794	1,546,795
2025 Total Population	68,040	551,700	1,612,567
2030 Total Population	69,316	568,362	1,674,090
2025-2030 Annual Rate	0.37%	0.60%	0.75%
Workers	40,600	399,607	1,040,496
Residents	31,294	246,199	713,850

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