



9938

Trainstation Circle
Lone Tree | CO 80124



560 SF Ground Floor Retail Space in New Multi-family Building



Ground floor retail in a new 240-unit multi-family building - NOW OPEN!



Large patio available



Ideally situated between the Charles Schwab Campus—over 4,500 employees, and the Kiewit Regional Headquarters—one of America's largest construction and engineering firms with over 1,150 employees, and across from Sky Ridge Medical Center (1,500 employees)



Located on the last parcel of land in the Sky Ridge transit-oriented development (TOD)



High area incomes—over \$160K in a 1-mile radius

**BROKERAGE
DISCLOSURE**



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Demographics:

	1 Mile	3 Mile	5 Mile
2021 Total population	8,909	56,785	192,272
2021 Total Daytime Population	20,990	93,935	243,959
Average Household Income	\$160,542	\$174,666	\$180,923

Source: Esri 2024 Estimates



Traffic Counts:

Lincoln Ave. East of Park Meadows Blvd.: 48,388 VPD
 Lincoln Ave. West of Park Meadows Blvd.: 46,085 VPD

MPSI 2025 Estimates