

**FOR LEASE**  
**\$3,500 PER MONTH (MG)**

## 7542 S POTOMAC ST UNIT A08

Centennial, CO 80112



AVAILABLE SF

1,567 SF



PARKING

3 SPACES

### PROPERTY HIGHLIGHTS

- End unit with the best ingress and egress in the development
- 1,157 SF Plus 400 SF Mezzanine
- Air Conditioning
- Newly Built Restroom
- 14' x 14' Drive In Door
- 150 Amp 3 Phase Power
- Built in 2024



YEAR BUILT

2024



ZONING

AMU

### PROPERTY DESCRIPTION

Welcome to 7542 S Potomac St Unit A08, well located in Centennial. This is the best unit in the complex with ingress and egress, as it is the end-unit with direct access to the drive in door. This unit is equipped with air conditioning and a recently built bathroom. The complex is open to a variety of business and hobby uses.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



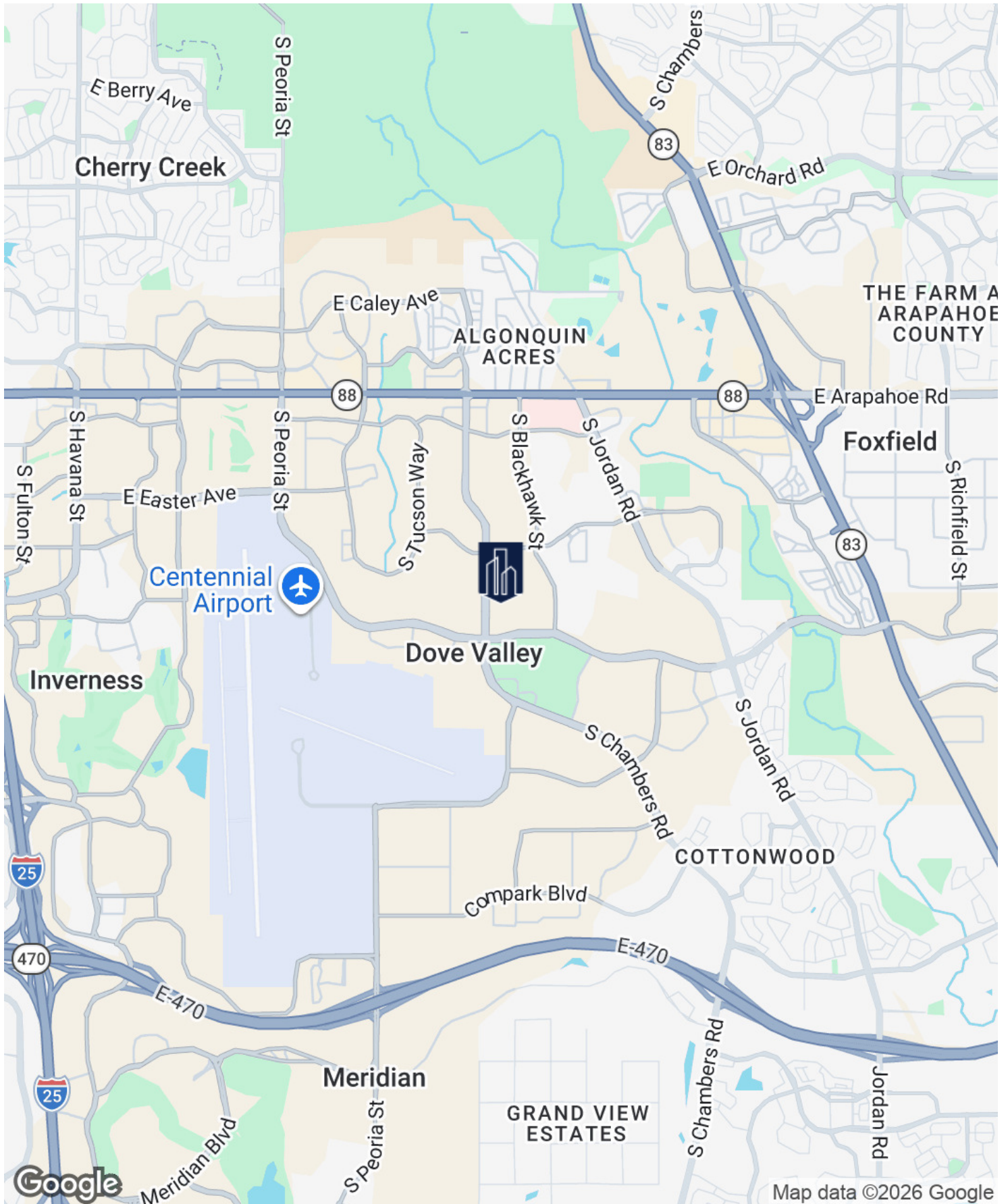
# ADDITIONAL PHOTOS



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# LOCATION MAP



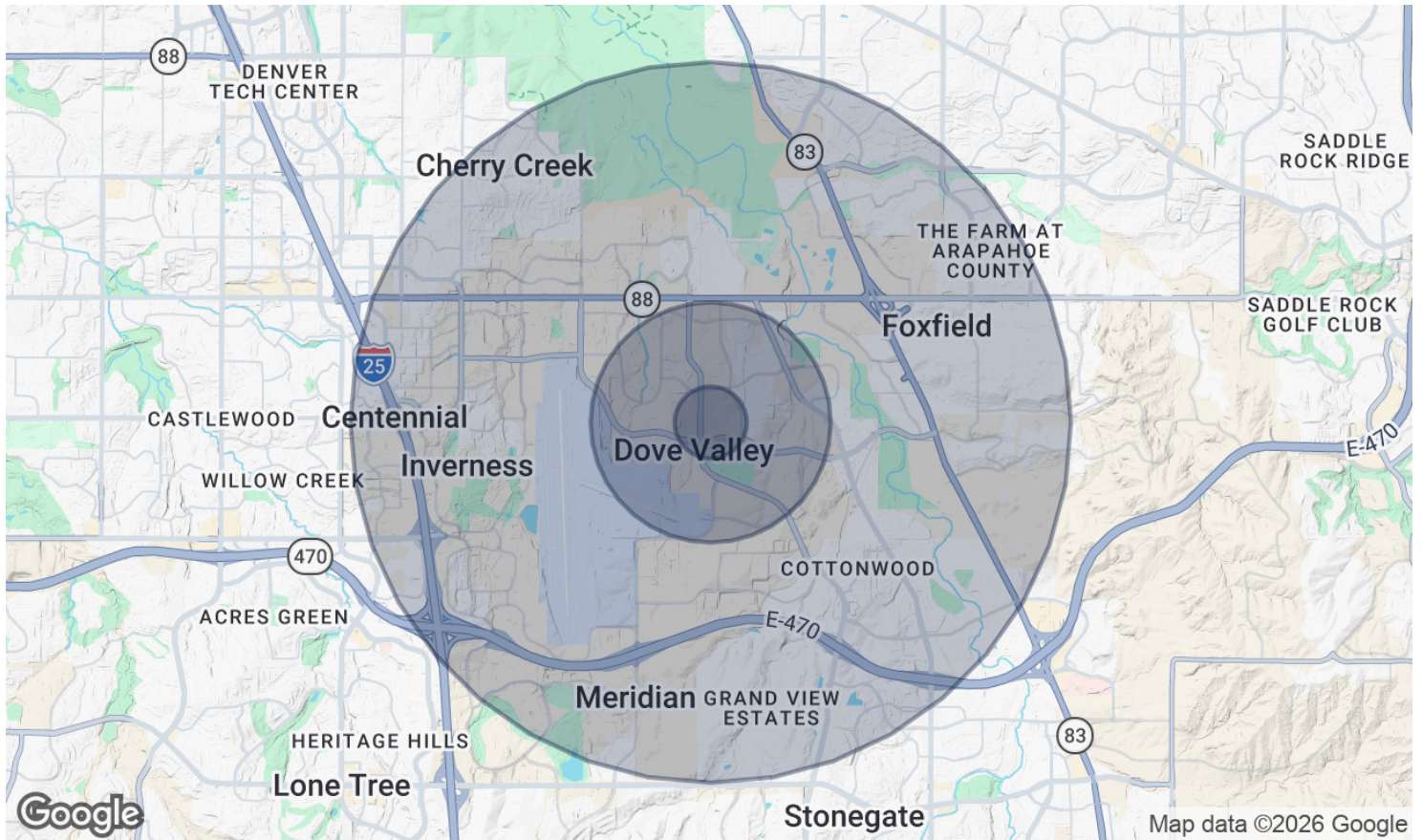
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# DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	1 MILE	3 MILES
Total Population	366	4,075	52,115
Average Age	34.8	34.0	37.8
Average Age (Male)	33.3	33.3	36.3
Average Age (Female)	34.6	33.7	38.8

HOUSEHOLDS & INCOME	0.3 MILES	1 MILE	3 MILES
Total Households	154	1,802	21,475
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$85,145	\$95,545	\$146,766
Average House Value	\$424,909	\$473,512	\$683,019

2023 American Community Survey (ACS)

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## MEET THE TEAM



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