



RETAIL/OFFICE FOR LEASE

9848 W. Girton Drive

9848 W Girton Drive | Lakewood, CO 80227



Former Nail Salon Available

CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



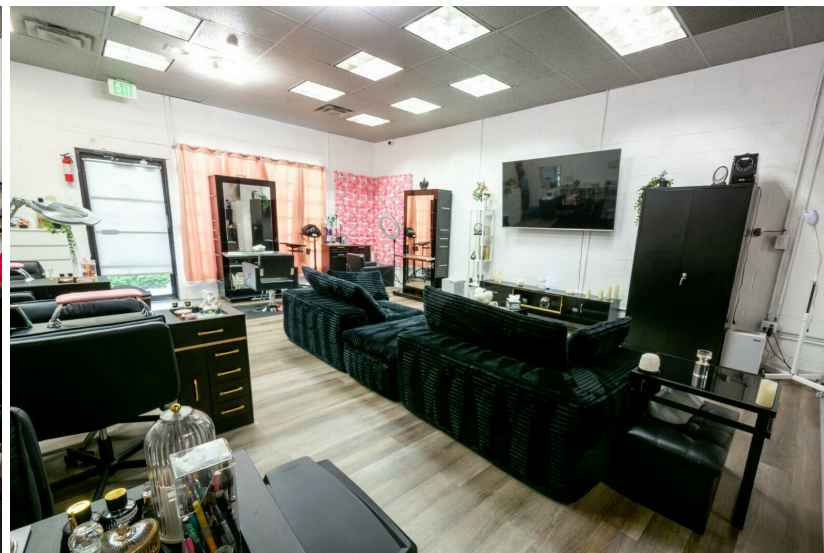
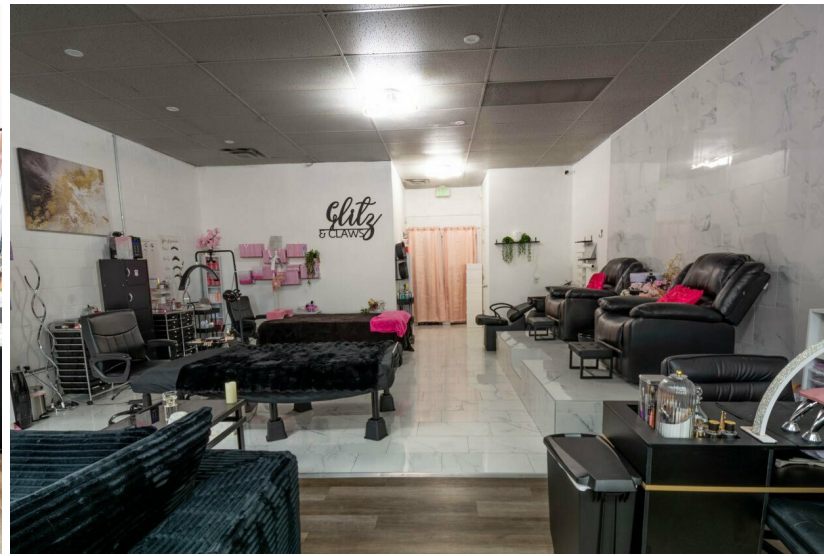
9848 W GIRTON DRIVE

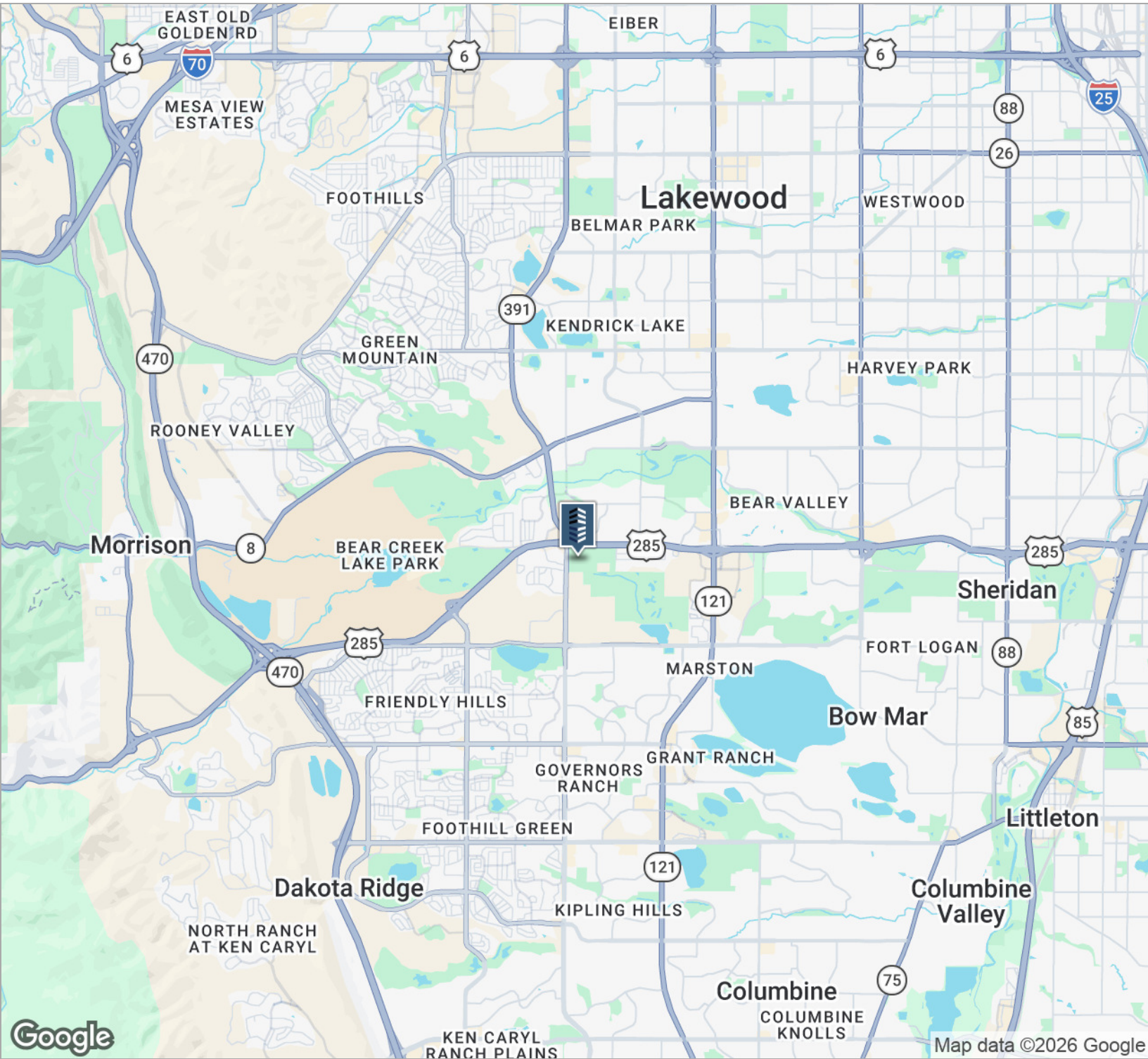
OFFERING SUMMARY

Available SF:	1,080SF
Lease Rate:	\$1,500/mth (MG)
Building Size:	10,663 SF
Year Built:	1974
Zoning:	C-2 Lakewood

PROPERTY HIGHLIGHTS

- Affordable retail/office for lease (former nail salon)
- 1,080 SF of nice open space with a private restroom and a small storage room.
- Lease for just \$1,500/mth plus utilities





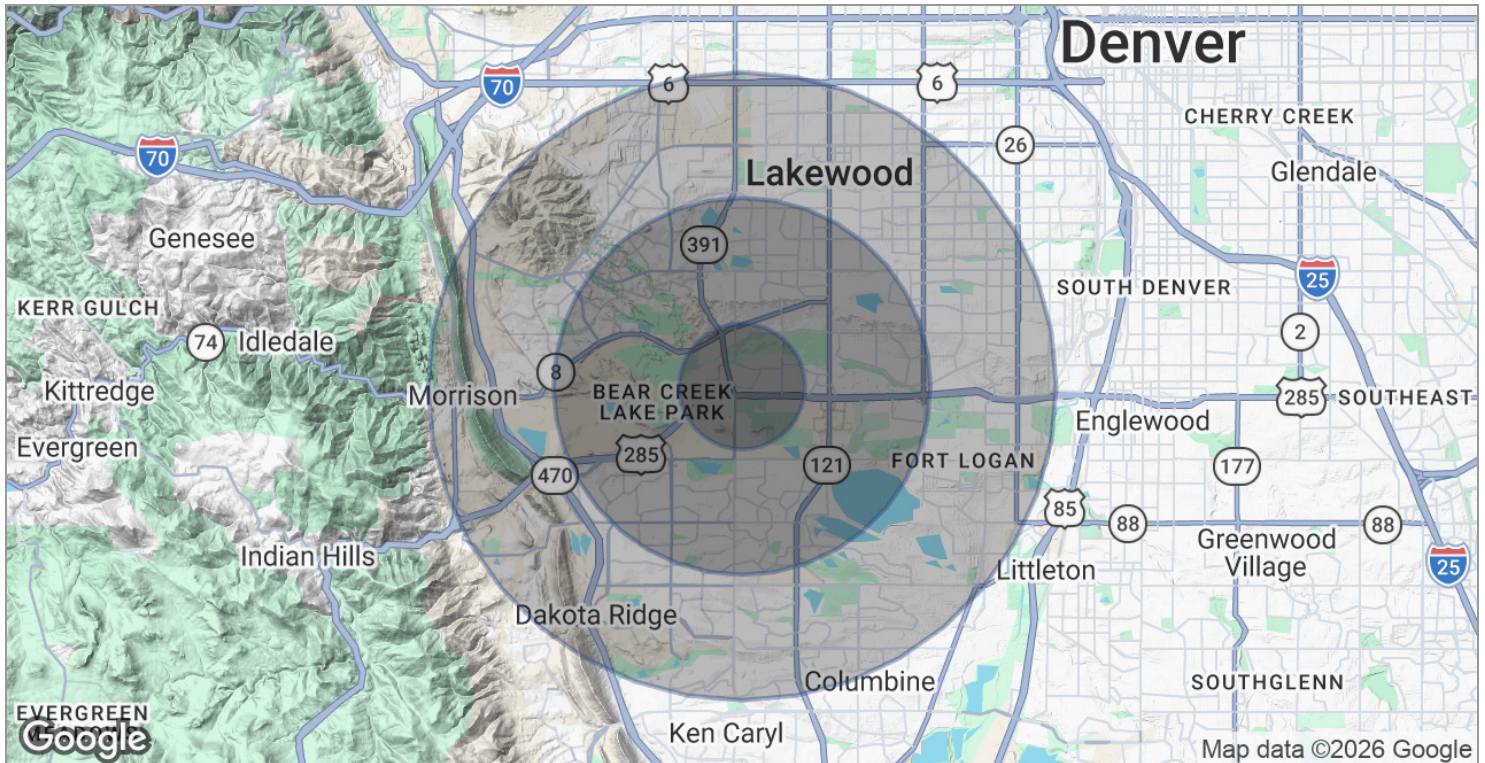
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	1 MILE	3 MILES	5 MILES
Total households	3,372	37,135	102,004
Total persons per hh	2.4	2.4	2.5
Average hh income	\$58,423	\$78,326	\$77,391
Average house value	\$233,141	\$279,555	\$277,136

	1 MILE	3 MILES	5 MILES
Total population	8,125	88,810	252,543
Median age	32.3	39.0	38.3
Median age (male)	30.3	37.8	36.8
Median age (female)	33.4	40.2	39.7



* Demographic data derived from 2020 ACS - US Census