



# 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](mailto:bgilpin@uniqueprop.com)

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

[WWW.UNIQUEPROP.COM](http://WWW.UNIQUEPROP.COM)



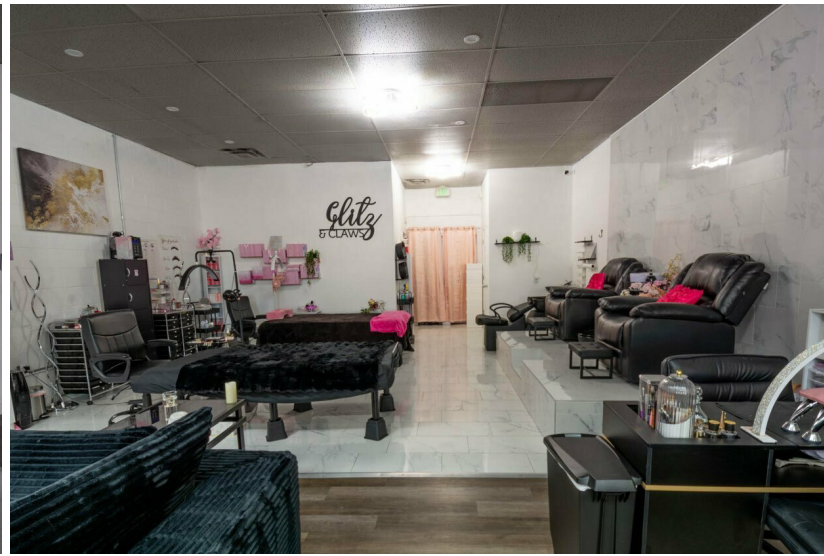
## 9848 W GIRTON DRIVE

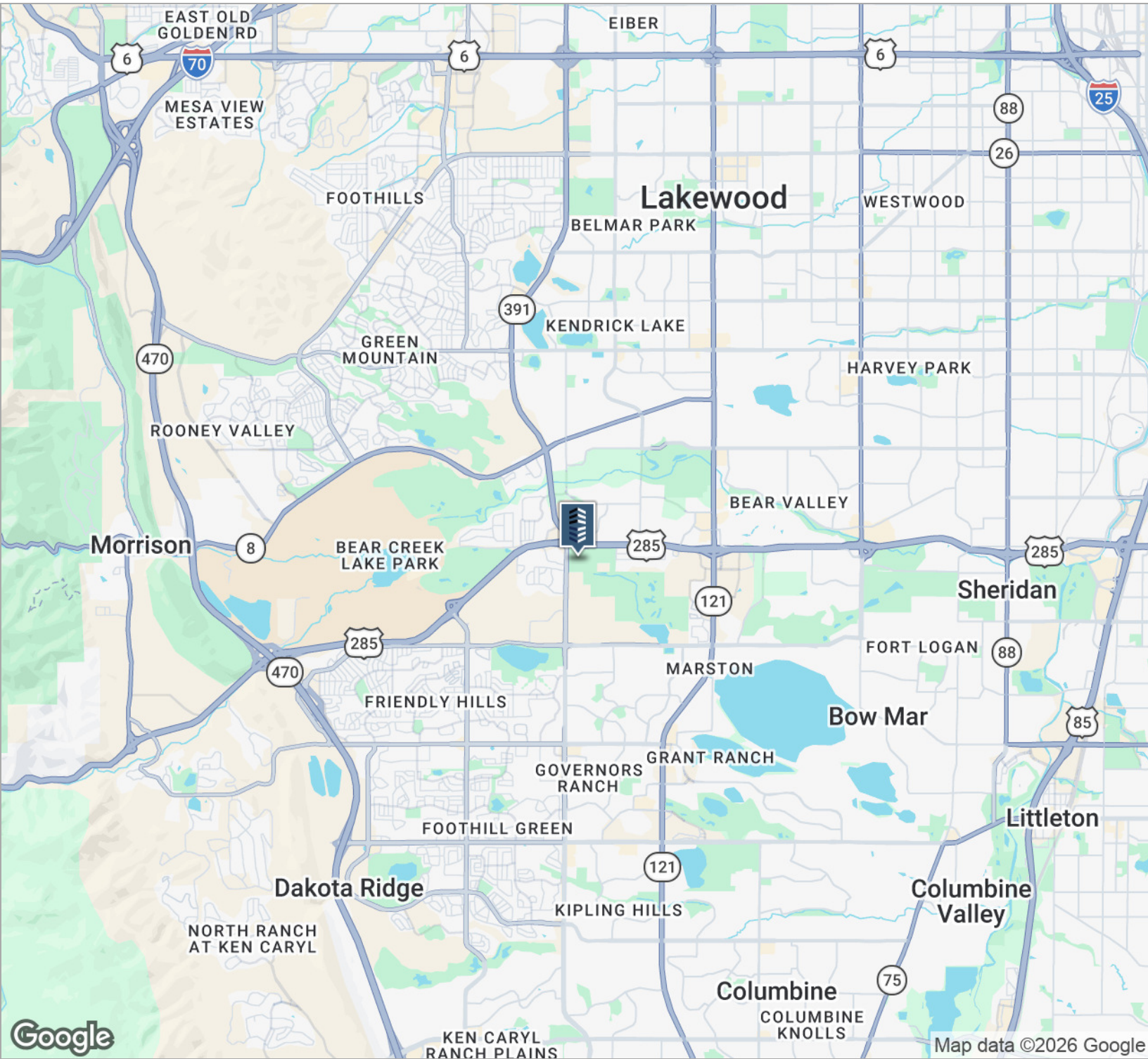
### OFFERING SUMMARY

<b>Available SF:</b>	1,080SF
<b>Lease Rate:</b>	\$1,500/mth (MG)
<b>Building Size:</b>	10,663 SF
<b>Year Built:</b>	1974
<b>Zoning:</b>	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





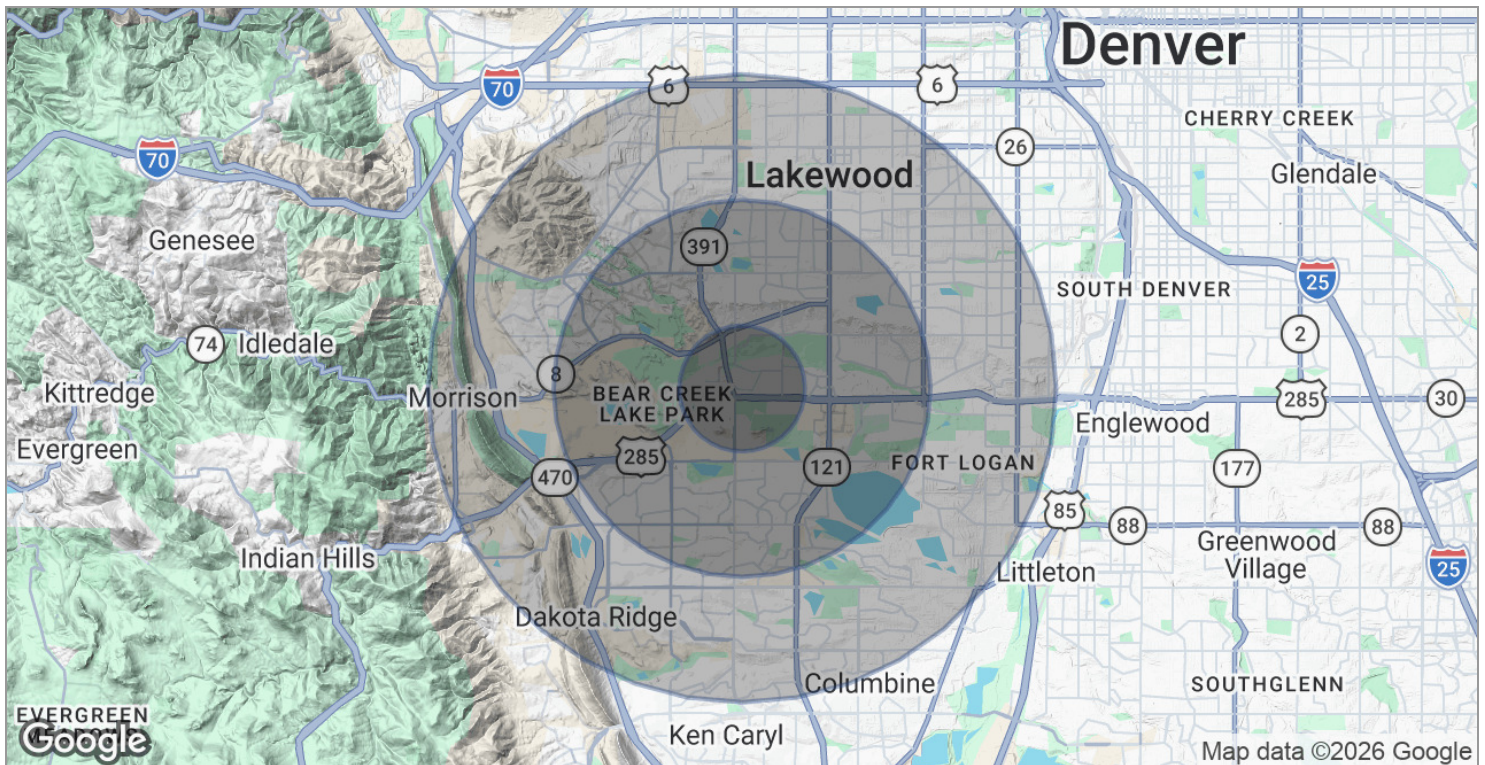
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	1 MILE	3 MILES	5 MILES
Total households	3,372	37,135	102,004
Total persons per hh	2.4	2.4	2.5
Average hh income	\$58,423	\$78,326	\$77,391
Average house value	\$233,141	\$279,555	\$277,136

	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