LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Medical Office Bldg Ready for Pre-Lease near Broncos Training Facilty

7730 S Wheeling Ct, Englewood, CO 80112





PROPERTY OVERVIEW

Lot Size: 1.0 Acres

Zoning: MU Arapahoe County

Taxes: \$6,767 (2024)

Price: \$23/SF NNN

Term: 7-year Term

PROPERTY HIGHLIGHTS

- Build to Suit Medical Offices
- SDP Approval
- Permitted Uses; Office, Industrial,

Mixed-Use

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DEM	OGRAPHICS	l Mile	3 Miles	5 Miles
	Population	2,217	52,869	213,994
	Households	972	22,041	83,794
4	Median HH Income	#/3./00	¢00.222	¢112.017
THE STATE OF THE S	Median HH Income	\$63,609	\$99,223	\$112,017
	Median Age	32.80	35.80	38.70
	Traffic 20,859 vpd - Broncos Pkwy @ S Potomac St (2025)			
\smile	Source: CoStar 2024			

Palos Verdes Southfield Business Park CO 88 CR 42 Arapahoe CR 42 Airport Center Homestead in the Willows Foxfield Centennial CO 83 Broncos Parkway Chenango Dove Valley ns Business Centennial Park Airport Arapahoe Count Douglas County Palomino Park Resort Acres Green E470 Grand View Estates Lone Tree CR 36