

Lincoln Plaza

305-325 Waneka Parkway
Lafayette, Colorado 80026



High Traffic Center

With **Anytime Fitness** (open 24 hours, with over 700 current members), **Pro Cleaners** (in the same location for over 10 years), and **Hair Studio 28**.

Adjacent retail includes **Sunflower Market** (coming soon,) **Jax Mercantile**, **Starbucks**, **Wendy's**, **KFC**, **Good Times**, **Guaranty Bank**, **Comfort Dental**, **Game Stop** and more! 8,000 member Flatirons Church across the street.

Convenient

Close to Highway 287, Baseline (CO-7), S Boulder Road, Northwest Parkway (E-470), Exempla Hospital, Louisville, and Boulder.



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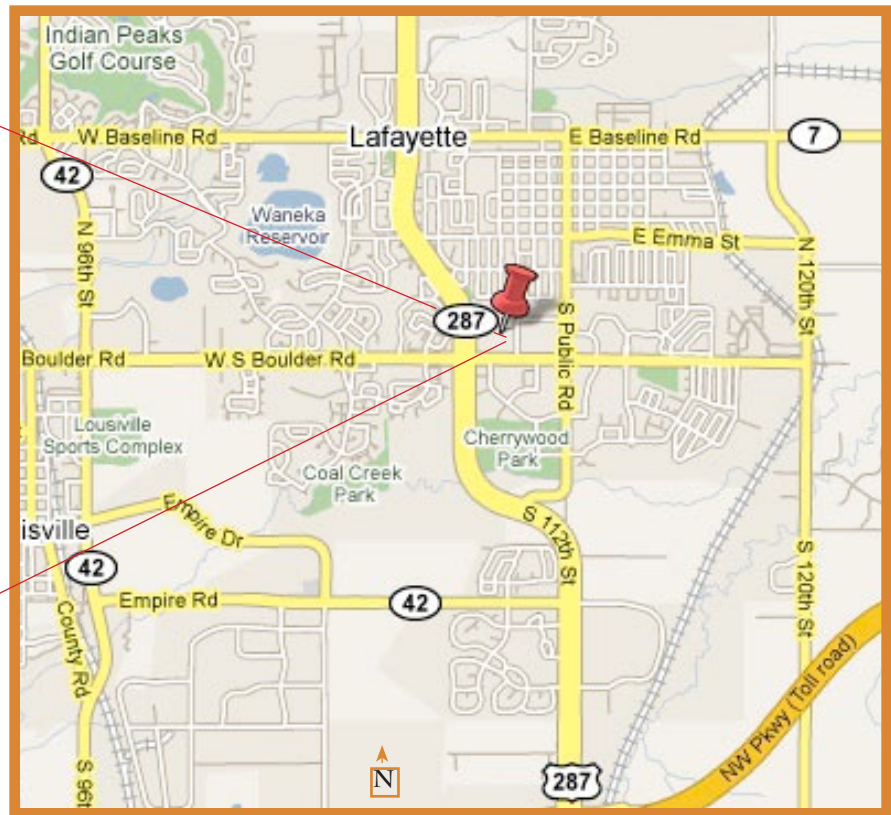
Amterre Property Group LLC
2318 Dennison Lane
Boulder, CO 80305

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1	Available	3,075 sf
2	Available	1,875 sf
3	Pro Cleaners	1,875 sf
4	Hair Studio 28 Salon	1,875 sf
5	Anytime Fitness	6,300 sf
		<u>15,000 sf</u>

Available
Available
Pro Cleaners
Hair Studio 28
Anytime Fitness



Demographics	2 Mile	4 Mile
Population:	22,000	57,000
Average HH Income:	\$ 66,000	\$ 81,000
29,000 Vehicles Per Day on Highway 287		
17,000 Vehicles Per Day on South Boulder Road		

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