

# DANA INVESTMENT CORPORATION

## THE DANA GROUP

6892 S. Yosemite Court, Ste 2-105  
Centennial, CO 80112

Listing Broker:

Matthew Soussa 949-280-7775  
mmsoussa@danainvestments.com

### Turnkey Dry Cleaners Available

### \$23.00 + NNN / SF

## Promenade Shopping Center

### \$7.00 = NNN / SF

### 2680 E. County Line Road

### Suite: H • 3,390 SF

## UNIQUE OPPORTUNITY TO LEASE A FULLY FIXTURED DRY CLEANERS

**C-470 Frontage Center**

**Situated @ Major Exit (University)**

**Demographic Corridor Serving:**

**Lone Tree  
Centennial  
Littleton  
Highlands Ranch**

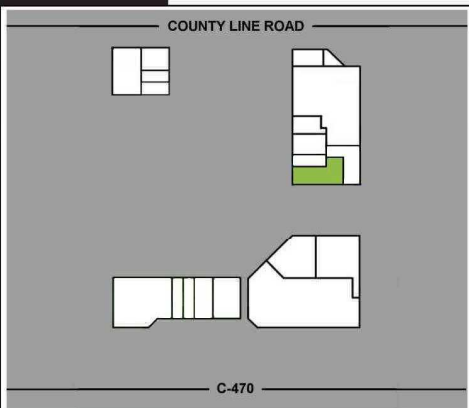
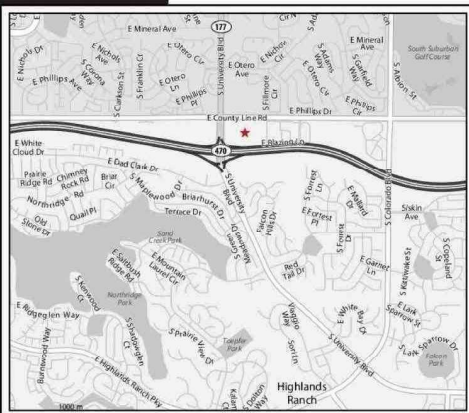
**Daily Traffic Counts:**

**C-470 - 104,000\***

**County Line - 36,700\***

\* Annual Average Daily Traffic

5 total store front counters	Unipress "puffer" model PI1	Cissell model "A-1"
3 register	2 Columbia washers model TLHCS800C3	Unipress model SDL46
2 Parker Boilers model 9.5	Folding table, mini fridge, microwave	LG DRYER
Cissell pants topper model A	Vibra-steamer model STR4-24	LG WASHER Model WM3360HWCA
Unipress model SDL46	Unipress model SDU45R	Morse clothes rack model 25 ED-1
Cissell pants topper model A-1	Forenta press model 33PS	Cissell press model A
Cissell model A press	Forenta "puffer" model 7PS	Cissell pants topper model A
Ingersoll Rand T30 air compressor	Unipress model SDL46	Cissell dress steamer
Rema dry vac	Cissell model "A"	



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.