

FOR SALE

6530 PROSPECTOR WAY

PARKER, CO 80134



SITE INFORMATION

- Land with direct visibility to S. Parker Road
- Hard corner retail land at signalized intersection
- Surrounded by growing residential area and new developments currently under construction
- High area incomes
- Zoning: PD

1.94 Acres

Contact Broker
for Pricing

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	2,004	25,474	71,126
AVERAGE HH INCOME	\$152,457	\$159,508	\$151,465
DAYTIME POPULATION	1,603	20,725	62,135

ESRI, 2020 Estimates

TRAFFIC COUNTS	
30,931 VPD	S. PARKER RD. NORTH OF N. PINERY PKWY.
25,358 VPD	S. PARKER RD. SOUTH OF N. PINERY PKWY.
4,855 VPD	N. PINERY PKWY. EAST OF S. PARKER RD.

MPSI, 2018 2020 Estimates

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