



PARKER & PONDEROSA

PARKER, CO 80138

RETAIL LAND FOR SALE
AVAILABLE: 1.18-1.35 AC



HIGHLIGHTS

- Retail land pads on the hard corner of S. Parker Rd. & Ponderosa St.
- Signalized intersection
- Full movement
- Join Canvas Credit Union
- Monument Signage



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,497	60,695	137,617
DAYTIME POPULATION	8,960	48,781	131,435
AVERAGE HH. INCOME	\$100,857	\$125,558	\$134,845

ESRI 2019 ESTIMATES

TRAFFIC COUNTS

S. PARKER RD. NORTH OF PONDEROSA DR.	42,032 VPD
S. PARKER RD. SOUTH OF PONDEROSA DR.	36,525 VPD

MPSI 2018 ESTIMATES