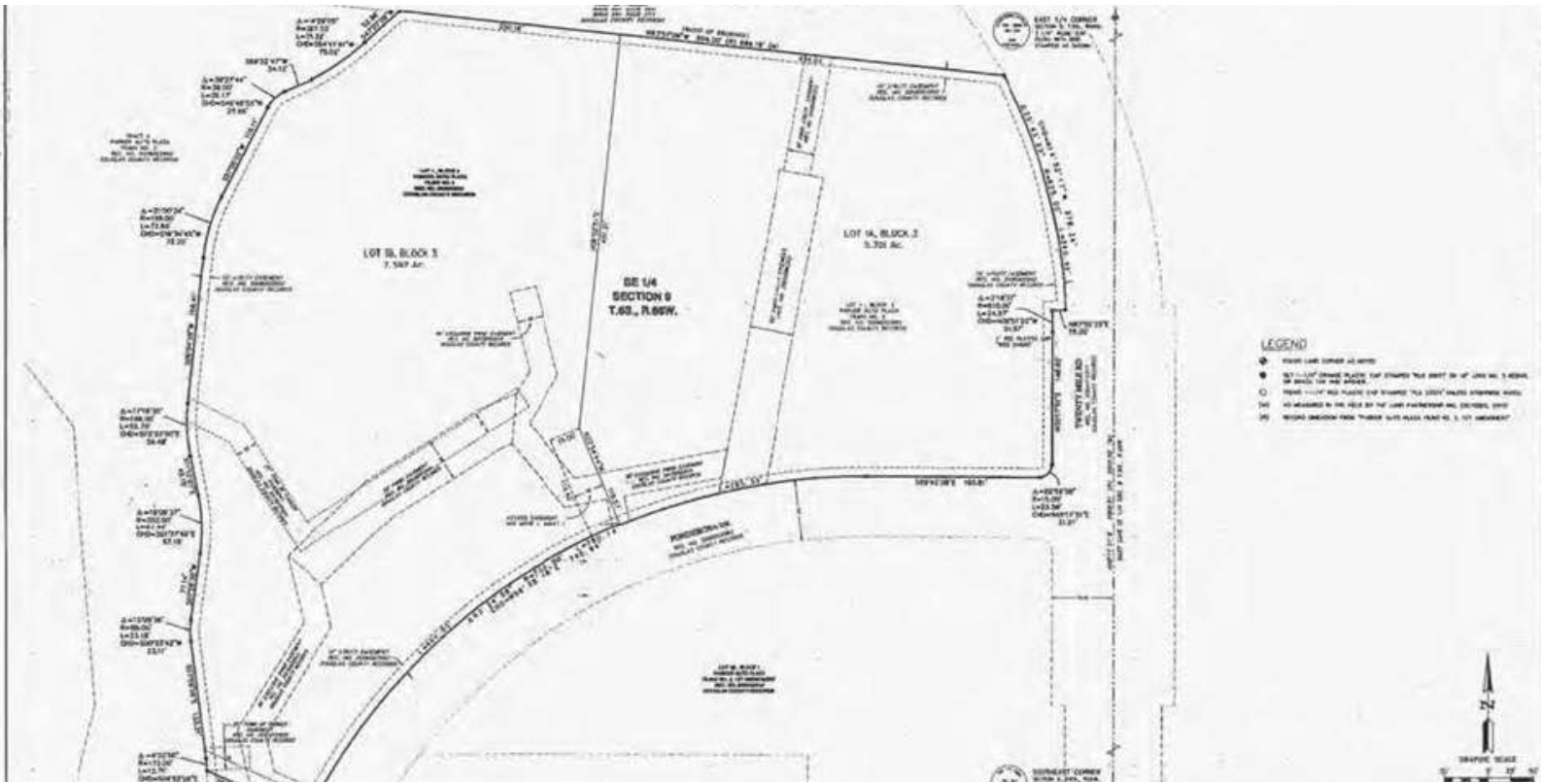


18451 PONDEROSA DR

18451 Ponderosa Dr. , Parker, CO 80134

FOR SALE



PROPERTY DESCRIPTION

Development

PROPERTY HIGHLIGHTS

- Great corner lot with high visibility
- Surrounded by high volume national tenants in successful market area
- Commercial zoning allows wide range of uses

TRAFFIC COUNT

S. Parker Rd. NW of Crowncrest Blvd.	57,536/vpd
S. Parker Rd. N of Venture Ct.	42,032/vpd
S. Parker Rd. NW of Ponderosa Dr.	36,525/vpd

OFFERING SUMMARY

Sale Price:	\$1,900,000
Lot Size:	5.7 Acres
Price / SF:	\$7.65

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Total population	10,445	64,444	135,545
2019 Average household income	\$83,447	\$115,041	\$125,196
Businesses	813	2,602	5,277
Employees	7,334	22,770	68,744

* Demographics and Traffic Counts provided by CoStar

TOM BEVANS

303.454.5421

tbevans@antonoff.com

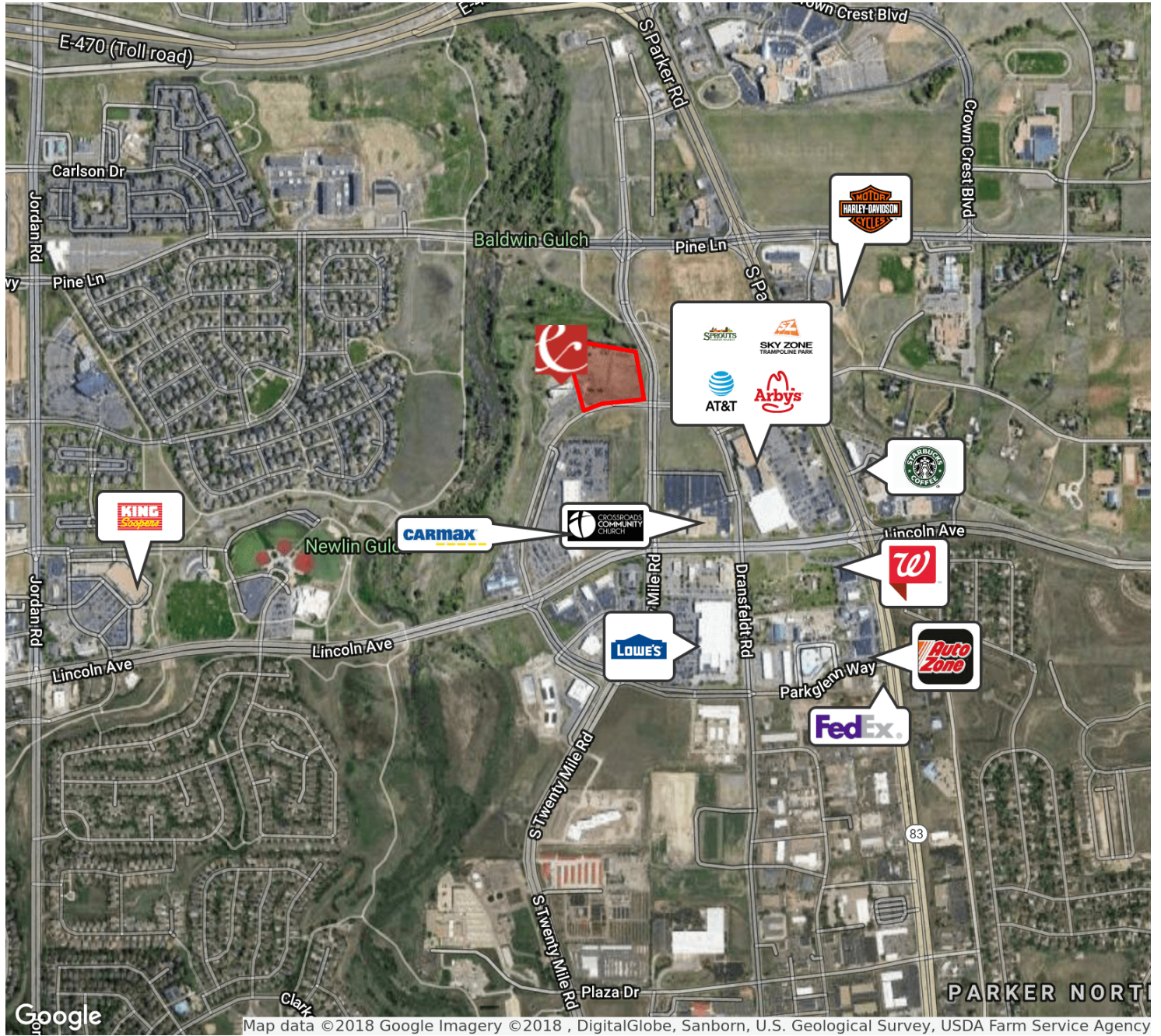
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