



PARKER KEYSTONE

SEC PARKER & LINCOLN | PARKER, COLORADO

**UNDER
CONSTRUCTION
NOW
DELIVERY
Q1 2018**



INFORMATION

- Construction underway on two multi tenant buildings
- 2,611 SF remaining in south building...4,184 SF remaining in north building
- Significant traffic volumes on Parker Road (53,000 CPD) and Lincoln Avenue (29,628 CPD)
- Full movement on Lincoln Avenue, right-in on Parker Road
- Substantial residential growth underway in trade area

DEMOGRAPHICS

	3 MILE	5 MILE
Est. Population	61,538	124,909
Avg Household Inc	\$116,646	\$118,296
Employees	22,854	56,180
Businesses	2,555	4,714

Demographics Source: Applied Geographic Solutions 2017

TRAFFIC COUNTS

On Lincoln Ave west of Parker Road	29,628 cars/day
On Parker Road north of Lincoln Ave	53,000 cars/day*

*Source: DRCOG 2016, *CDOT 2016*

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AERIAL FLOWN AUGUST 2011

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