



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

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PARKER KEYSTONE

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DEMOGRAPHICS

	3 <i>MILE</i>	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

TRAFFICCOUNTS

On Lincoln Ave west of Parker Road On Parker Road north of Lincoln Ave

Source: DRCOG 2016, *CDOT 2016

29,628 cars/day 53,000 cars/day*

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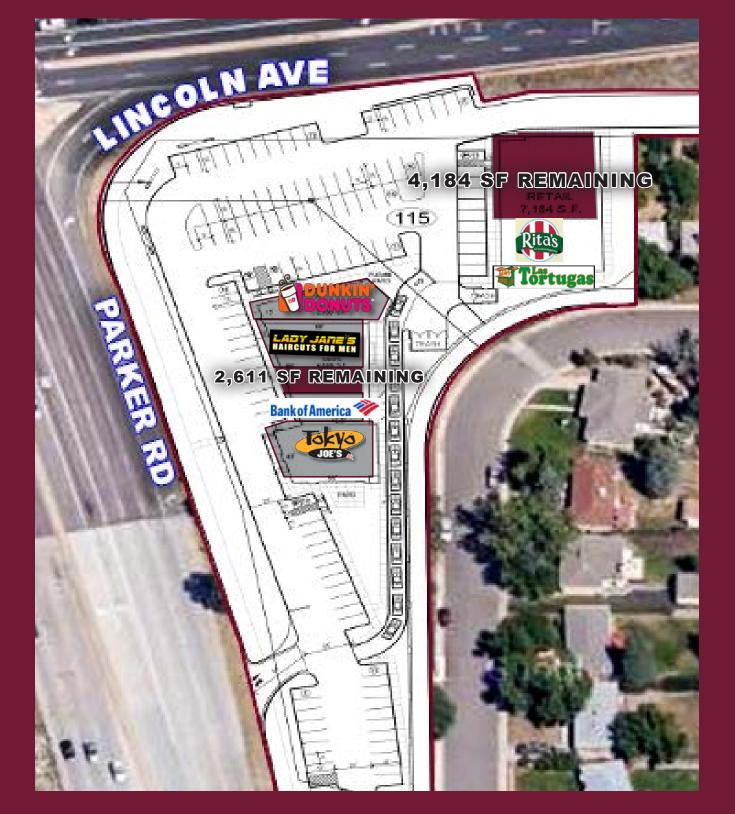
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Parker Keystone



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