

OFFICE SPACE FOR LEASE
STROH PROFESSIONAL



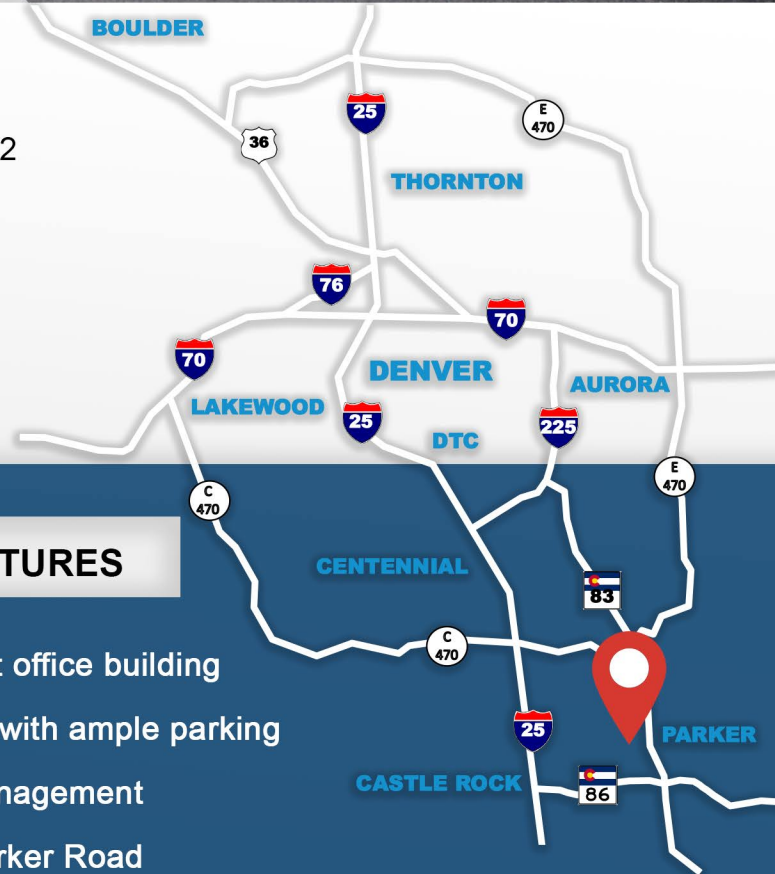
12760 STROH RANCH WAY, PARKER, COLORADO 80134

FOR LEASE
2,000 SF
\$22.00 / SF
Parker, Colorado



BUILDING INFORMATION

- ▶ Available Space: 2,000 SF -Available 6/1/2022
- ▶ Lease Type: \$22.00 / SF
- ▶ Y.O.C: Full Service Gross
- ▶ Parking: 2001
- ▶ City / County: 4 / 1000
Parker / Douglas



PROPERTY FEATURES

- Professional, quiet office building
- Strong tenant mix with ample parking
- Local property management
- 1/2 block off of Parker Road
- 7 minutes to E-470, 15 minutes to I-25, and 30 minutes to Downtown Denver

NICK NICKERSON

303-968-6183

nick@trevey.com

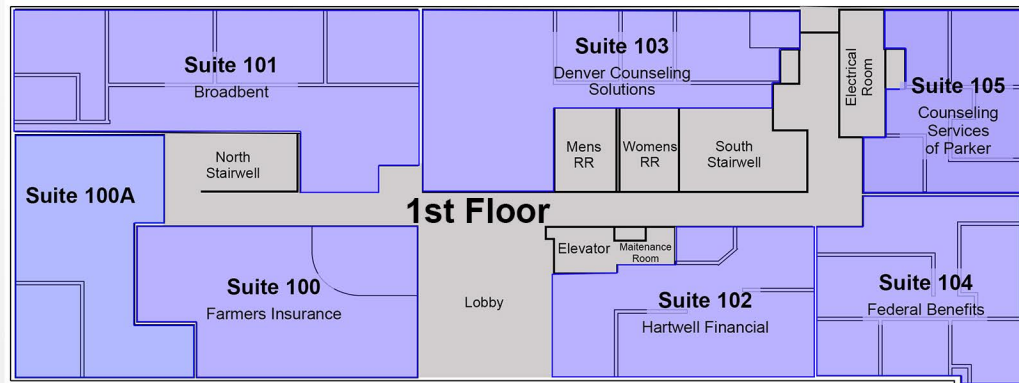
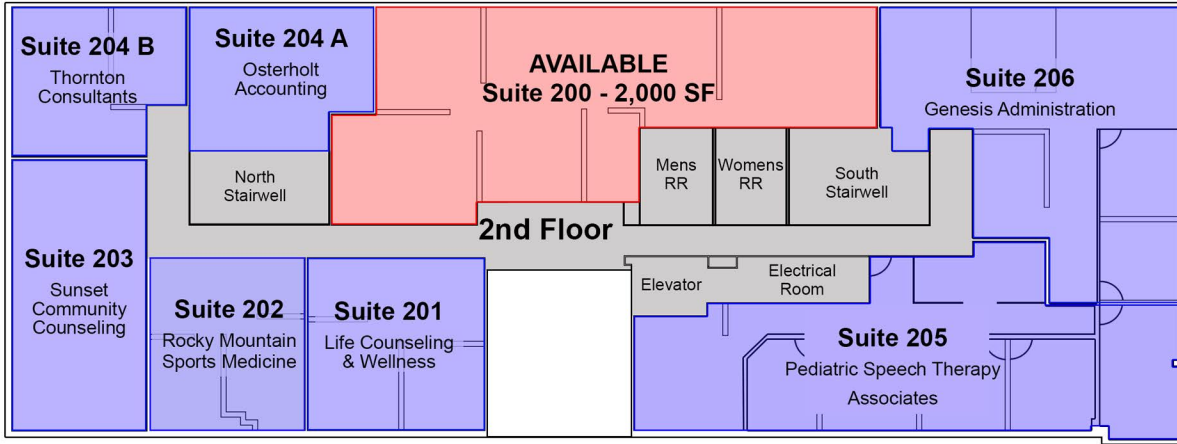
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DEMOGRAPHICS

2021 POPULATION

1 MILE - 6,720
3 MILES - 50,951
5 MILES - 97,454

2026 POPULATION

1 MILE - 7,350
3 MILES - 55,882
5 MILES - 107,393

H.H. INCOME

1 MILE - \$120,981
3 MILES - \$126,546
5 MILES - \$127,092

TRAFFIC COUNTS

ANNUAL AVERAGE DAILY TRAFFIC

Approx. 44,000 VPD on Parker Rd
Approx. 8,000 VPD on Stroh Rd

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