



AERIAL FLOWN AUGUST 2011

SullivanHayes
BROKERAGE

PARKER KEYSTONE

SEC PARKER & LINCOLN | PARKER, COLORADO



INFORMATION

- 4,184 SF remaining in the north building
- Significant traffic volumes on Parker Road (61,390 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 | 61,022 | 126,400 |
| Avg Household Inc | \$127,833 | \$130,884 |
| Employees | 24,413 | 58,353 |
| Businesses | 2,708 | 4,988 |

Demographics Source: Applied Geographic Solutions 2018

TRAFFIC COUNTS

| | |
|-------------------------------------|------------------|
| On Lincoln Ave west of Parker Road | 29,628 cars/day |
| On Parker Road north of Lincoln Ave | 61,390 cars/day* |

Source: DRCOG 2016, *CDOT 2018

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DEVELOPMENT BY:



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