

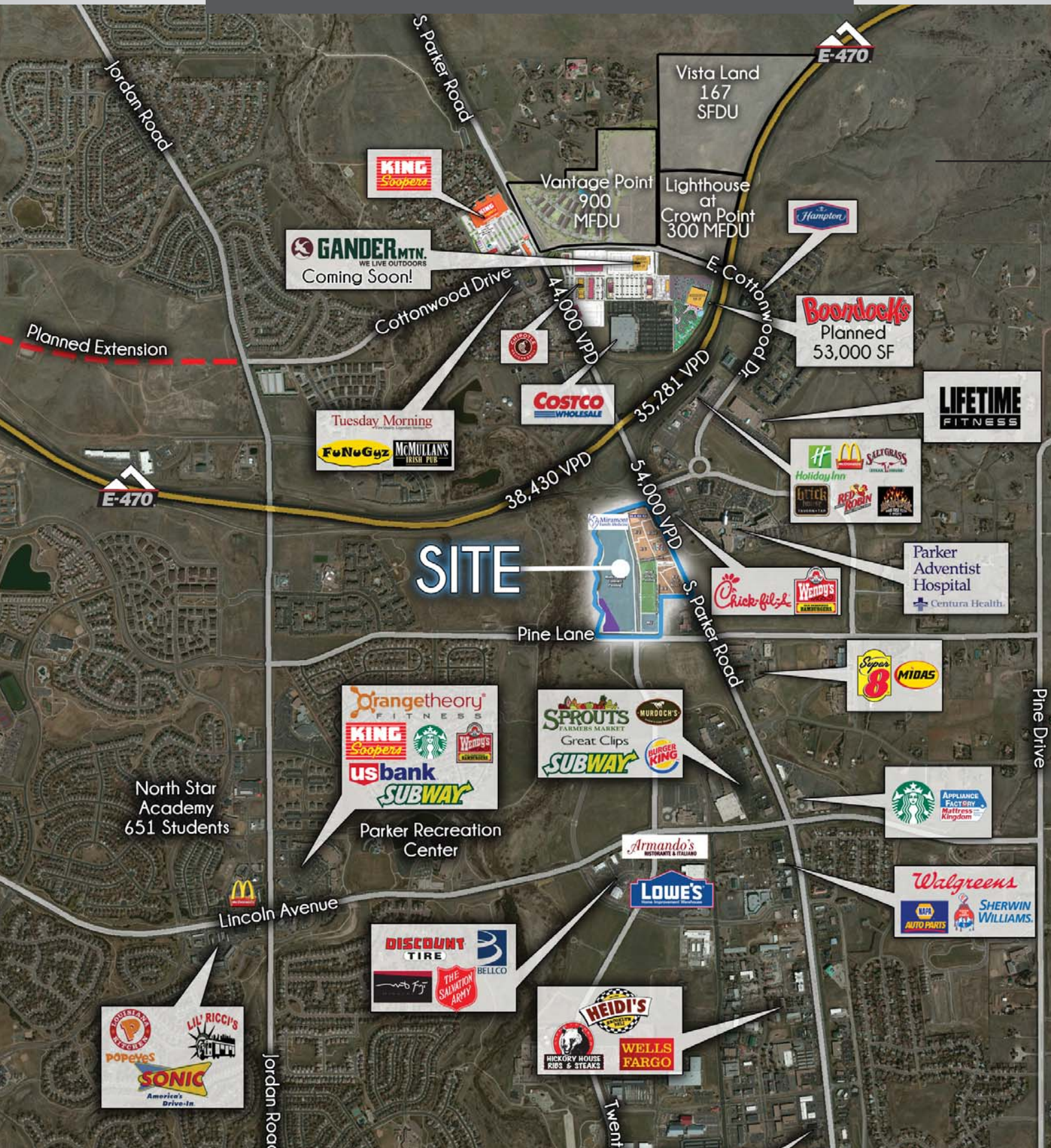
# WESTCREEK DEVELOPMENT

NEW DEVELOPMENT FOR LEASE

1,200-8,400 SF AVAILABLE

# WESTCREEK DEVELOPMENT

SWC E-470 & S. PARKER ROAD



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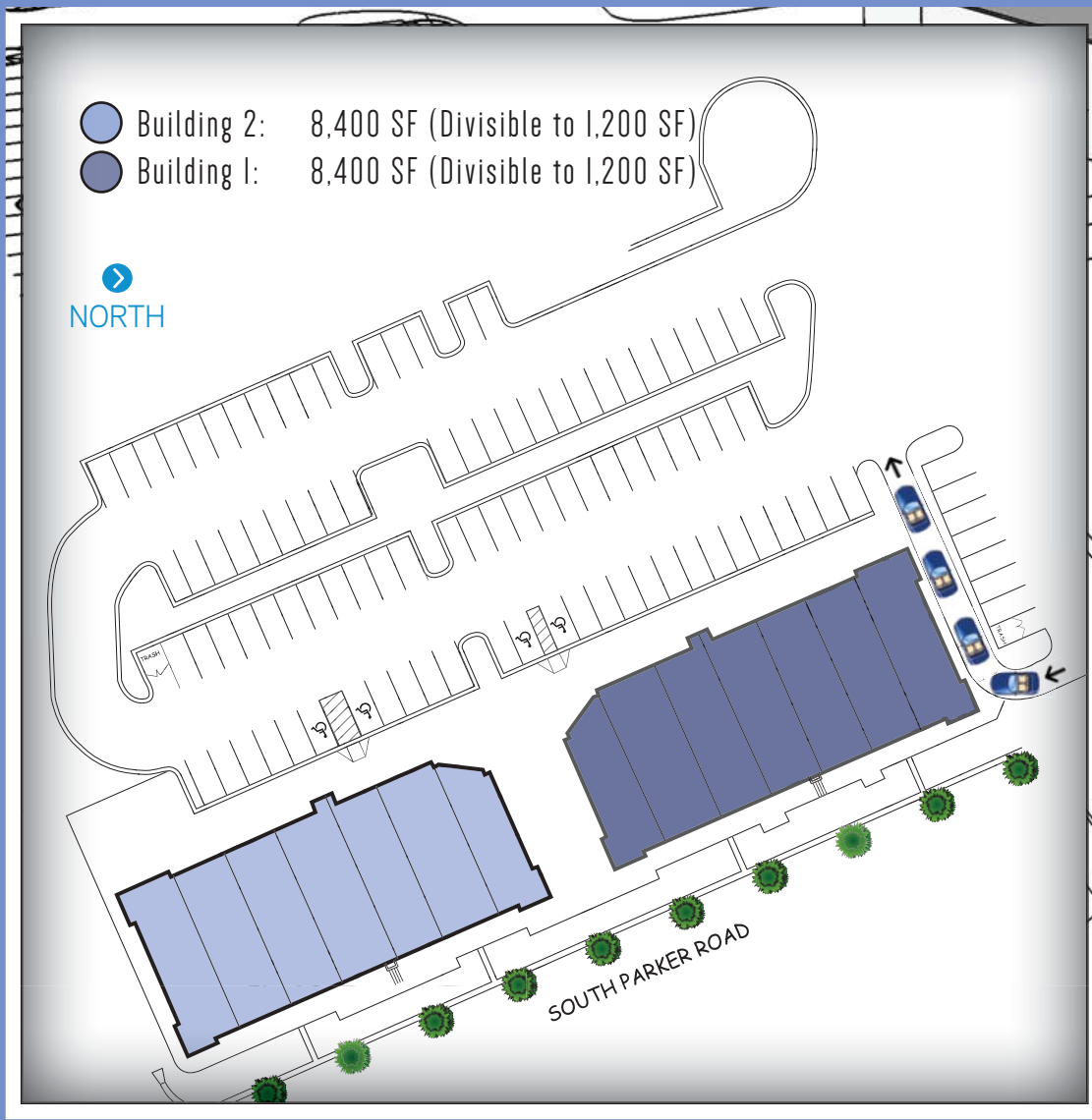
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# WESTCREEK DEVELOPMENT

SWC E-470 & S. PARKER ROAD  
FOR LEASE



## SITE INFORMATION

Available: 1,200-8,400 SF  
Two (2) 8,400 SF Buildings  
Lease Rate: \$28.00/SF  
NNN: \$8.00/SF Estimated

## HIGHLIGHTS

- Westcreek is a 25+ acre mixed-use retail/medical and residential development in a high income/high traffic area
- End cap with drive-thru available
- Fully developed sites
- Delivery spring 2017
- Excellent visibility
- Easy access off of E-470
- Located across from Parker Adventist Hospital (140 Beds)

## DEMOGRAPHICS

ESRI 2015 Estimates

1 MILE - 5,715  
3 MILES - 51,828  
5 MILES - 133,674

POPULATION

1 MILE - \$81,622  
3 MILES - \$112,745  
5 MILES - \$124,130

AVG. HH INCOME

1 MILE - 3,797  
3 MILES - 18,469  
5 MILES - 69,697

DAYTIME  
POPULATION

MPSI 2013 Estimates

E-470 West of S. Parker Road: 38,430 VPD  
E-470 East of S. Parker Road: 35,281 VPD  
S. Parker Road North of E-470: 44,000 VPD  
S. Parker Road South of E-470: 54,000 VPD



## TRAFFIC COUNTS

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