

OFFICE BUILDING AND LAND FOR SALE

5,166 SF BUILDING

67,082 SF/1.54 ACRES

1451 S. PARKER RD.

DENVER, CO 80231

# 1451 SOUTH PARKER ROAD

## \$1,100,000.00

OWNER/USER OFFICE BUILDING

12 MINUTES TO CHERRY CREEK

LARGE PARKING LOT



1060 BANNOCK ST., SUITE 300  
DENVER, COLORADO 80204  
PHONE 303.592.7300  
FAX 303.592.7305  
WWW.AXIORE.COM



AXIO COMMERCIAL REAL ESTATE REPRESENTS THAT IT HAS NOT MADE A PHYSICAL INSPECTION OF THE PROPERTY AND HAS NO ACTUAL KNOWLEDGE OF ANY DEFECTS IN THE PROPERTY EXCEPT AS IDENTIFIED IN WRITING TO THE BUYER. THE BUYER HAS BEEN ADVISED BY BROKER TO MAKE AN INVESTIGATION OF THE PROPERTY AT ITS OWN EXPENSE, WHICH INVESTIGATION SHOULD INCLUDE WITHOUT LIMITATION THE AVAILABILITY OF ACCESS, UTILITY SERVICES, ZONING, ENVIRONMENTAL RISKS, SOIL CONDITIONS, STRUCTURAL INTEGRITY AND MECHANICAL SYSTEMS.

TANNER JOHNSON  
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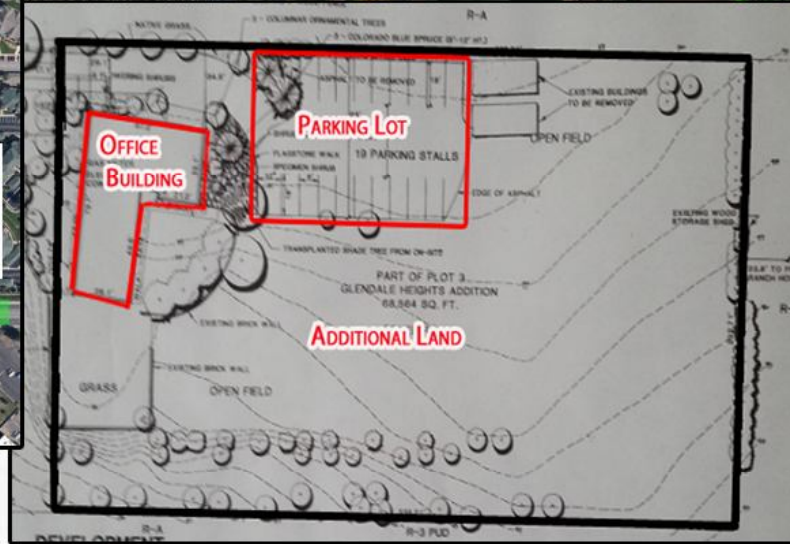
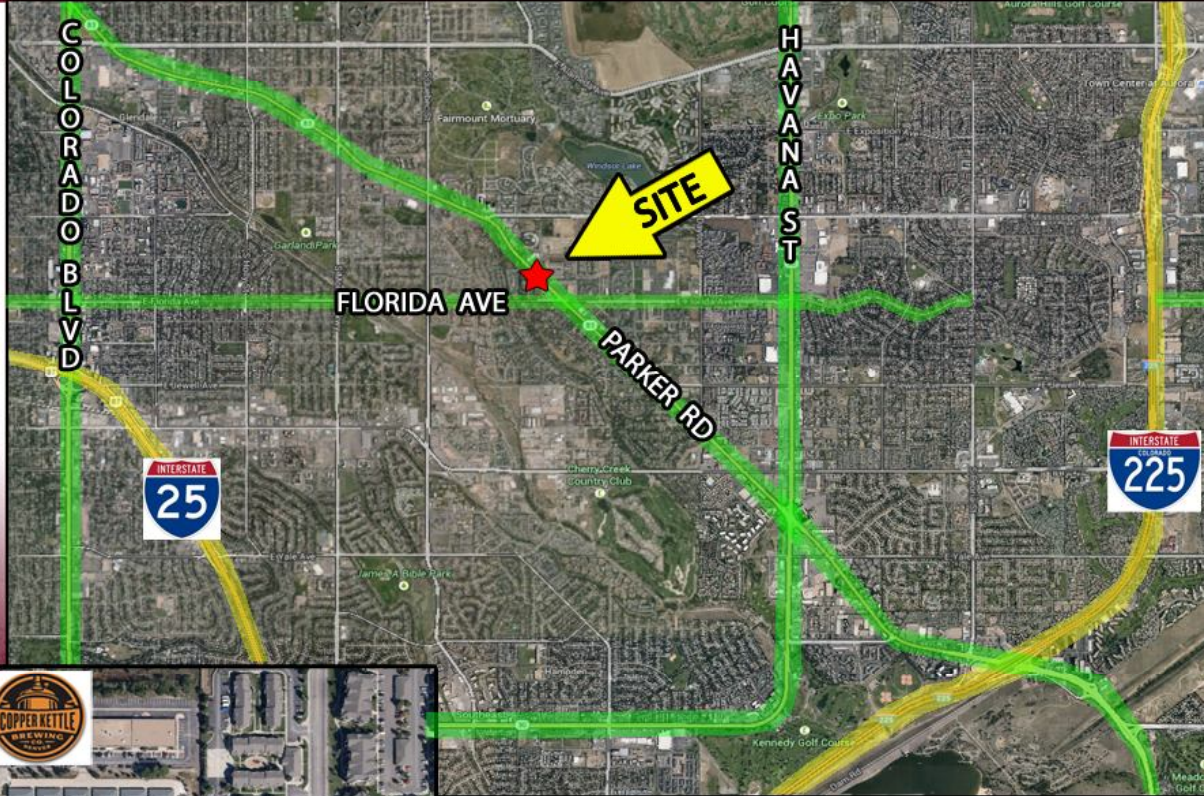
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### TRAFFIC COUNTS:

**32,300 VPD** ON S. PARKER RD. N/O E. FLORIDA AVE.

**13,345 VPD** ON E. FLORIDA AVE. E/O S. PARKER RD.

### DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2015 AVERAGE HOUSEHOLD INCOME	\$58,893	\$64,037	\$74,818
2015 POPULATION	24,596	184,913	456,723
2015 EMPLOYEE POPULATION	5,757	103,758	243,126

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