



1832 S. Parker Road

Denver, Colorado 80231

Property Overview

- 0.45 acre corner pad site at Parker Road & Beeler Street available for sale
- Ideal for a drive-thru restaurant/coffee shop
- Site is zoned for a 2-story, 4,500 SF mixed-use building
- Seller will consider the escrow of funds to complete connection to the city water/sewer systems
- Located in unincorporated Arapahoe County
- Prominent Parker Road frontage offers high visibility and great exposure to over 33,000 vehicles per day

Sale Price: \$275,000 (\$14.03/SF)

Property Facts

Lot Size:	19,602 SF
Zoning:	MU (Arapahoe County)
Taxes (2017):	\$13.08 (\$0.03/SF)

For more information:

Matt Emmons

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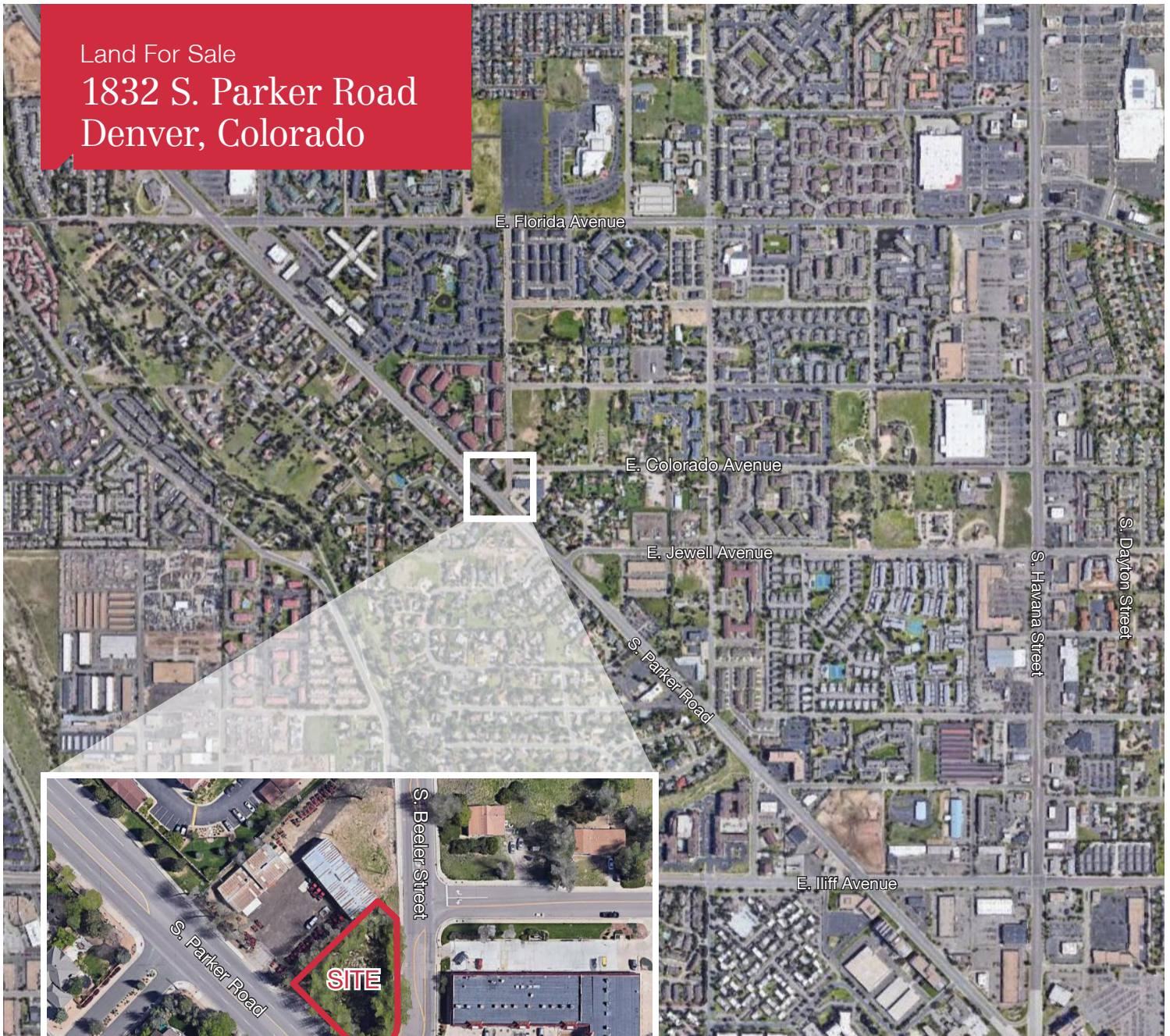
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Land For Sale
1832 S. Parker Road
Denver, Colorado



Demographics

	1 Mile	3 Mile	5 Mile
Population	27,070	191,519	464,370
Average Household Income	\$80,205	\$79,090	\$97,820
Daytime Employees	6,924	71,165	247,751

*Source: SitesUSA

Traffic Counts

	Vehicles/Day
S. Parker Rd @ E. Jewell Ave	33,000
E. Iliff Ave @ S. Parker Rd	74,000
S. Dayton St @ E. Colorado Ave	6,924

*Source: SitesUSA

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