

1,224 SF Available

For Lease

# Parker Station

3124 South Parker Road  
Aurora, Colorado 80014

**BRADY KINSEY**  
720 833 4618  
brady.kinsey@colliers.com



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## I Building Information

Available: 1,224 SF  
Lease Rate: \$18.00/SF NNN  
NNN: \$8.18/SF

## ! Building Highlights

Densely Populated Trade Area  
Excellent Visibility  
Monument Signage Available

## 🚗 Traffic Counts

South Parker Road North of Peoria Street: 42,000 VPD  
South Parker Road South of Peoria Street: 55,000 VPD  
South Parker Road @ Peoria Street: 48,000 VPD

Source: MPSI 2016 Estimates

### 👤 Population

1 MILE	3 MILES	5 MILES
12,881	150,246	410,208

### 👤 Daytime Population

1 MILE	3 MILES	5 MILES
17,115	126,652	418,944

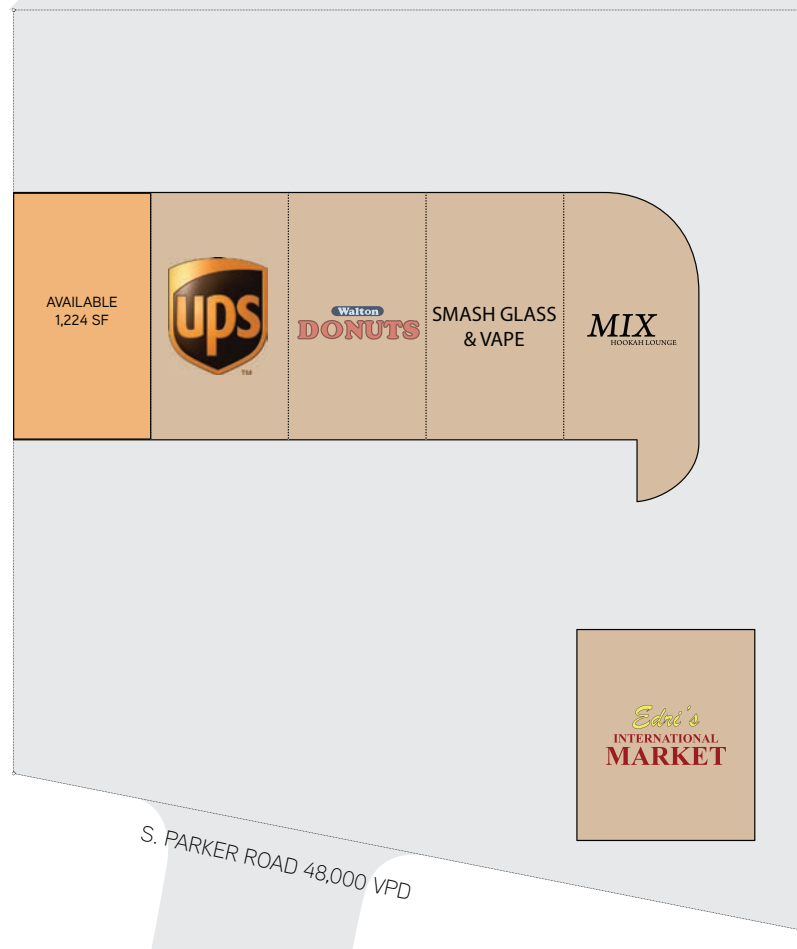
### 💰 Average Income

1 MILE	3 MILES	5 MILES
\$66,757	\$73,089	\$79,827

Source: ESRI 2017 Estimates



E. DARTMOUTH AVE.



S. PARKER ROAD 48,000 VPD