

# WESTCREEK DEVELOPMENT



NEW DEVELOPMENT FOR LEASE

1,200-8,400 SF AVAILABLE

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SWC E-470 & S. PARKER ROAD



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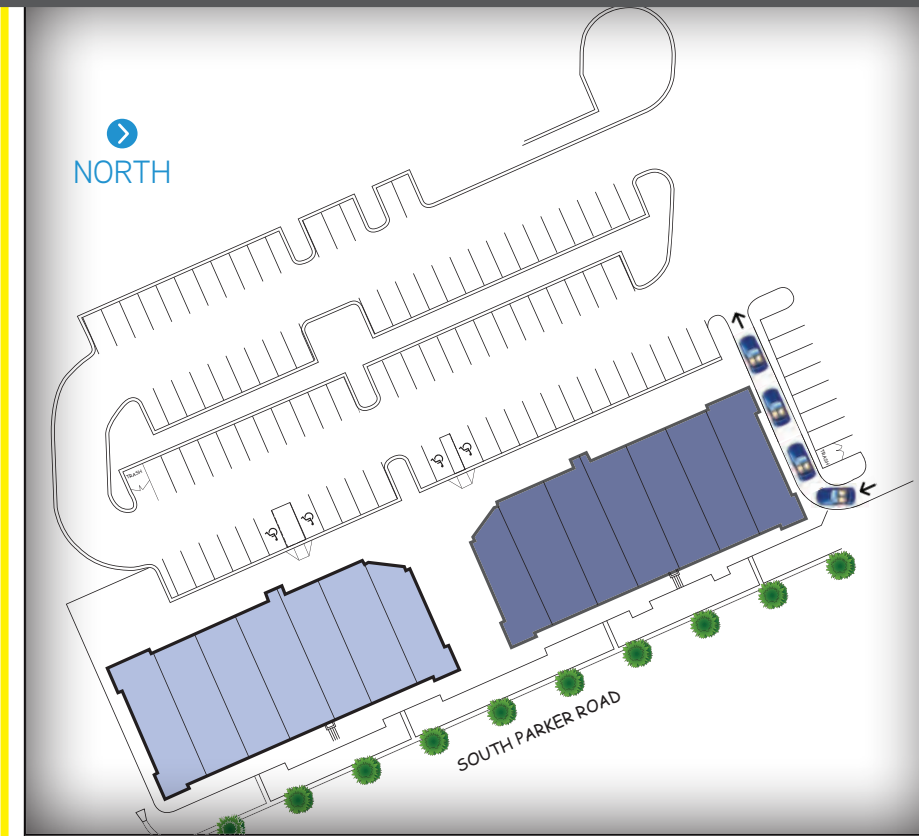
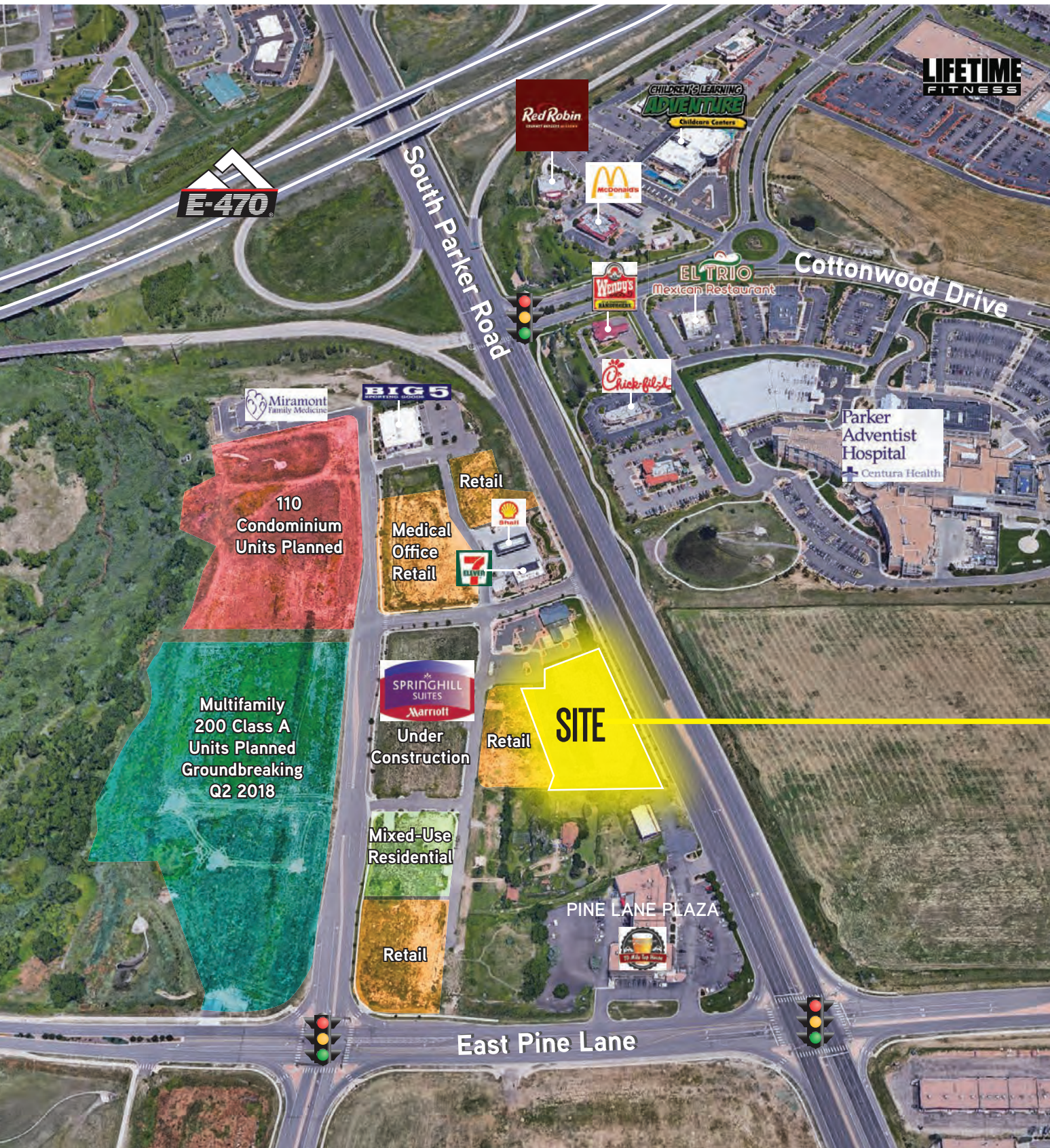
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SWC E-470 & S. PARKER ROAD  
FOR LEASE



- Building 2: 8,400 SF (Divisible to 1,200 SF)
- Building 1: 8,400 SF (Divisible to 1,200 SF)

## SITE INFORMATION

Available: 1,200-8,400 SF  
 Two (2) 8,400 SF Buildings  
 Lease Rate: Contact Broker  
 NNN: Contact Broker

## 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
- Excellent visibility
- Easy access off of E-470
- Located across from Parker Adventist Hospital (140 Beds)

## DEMOGRAPHICS

ESRI 2016 Estimates

1 MILE - 6,032  
 3 MILES - 52,156  
 5 MILES - 141,580

POPULATION

1 MILE - \$76,082  
 3 MILES - \$106,170  
 5 MILES - \$117,425

AVG. HH INCOME

1 MILE - 3,815  
 3 MILES - 19,897  
 5 MILES - 76,369

DAYTIME POPULATION

MPSI 2015 Estimates



## TRAFFIC COUNTS

E-470 West of S. Parker Road:	36,161 VPD
E-470 East of S. Parker Road:	28,635 VPD
S. Parker Road North of E-470:	34,831 VPD
S. Parker Road South of E-470:	54,178 VPD