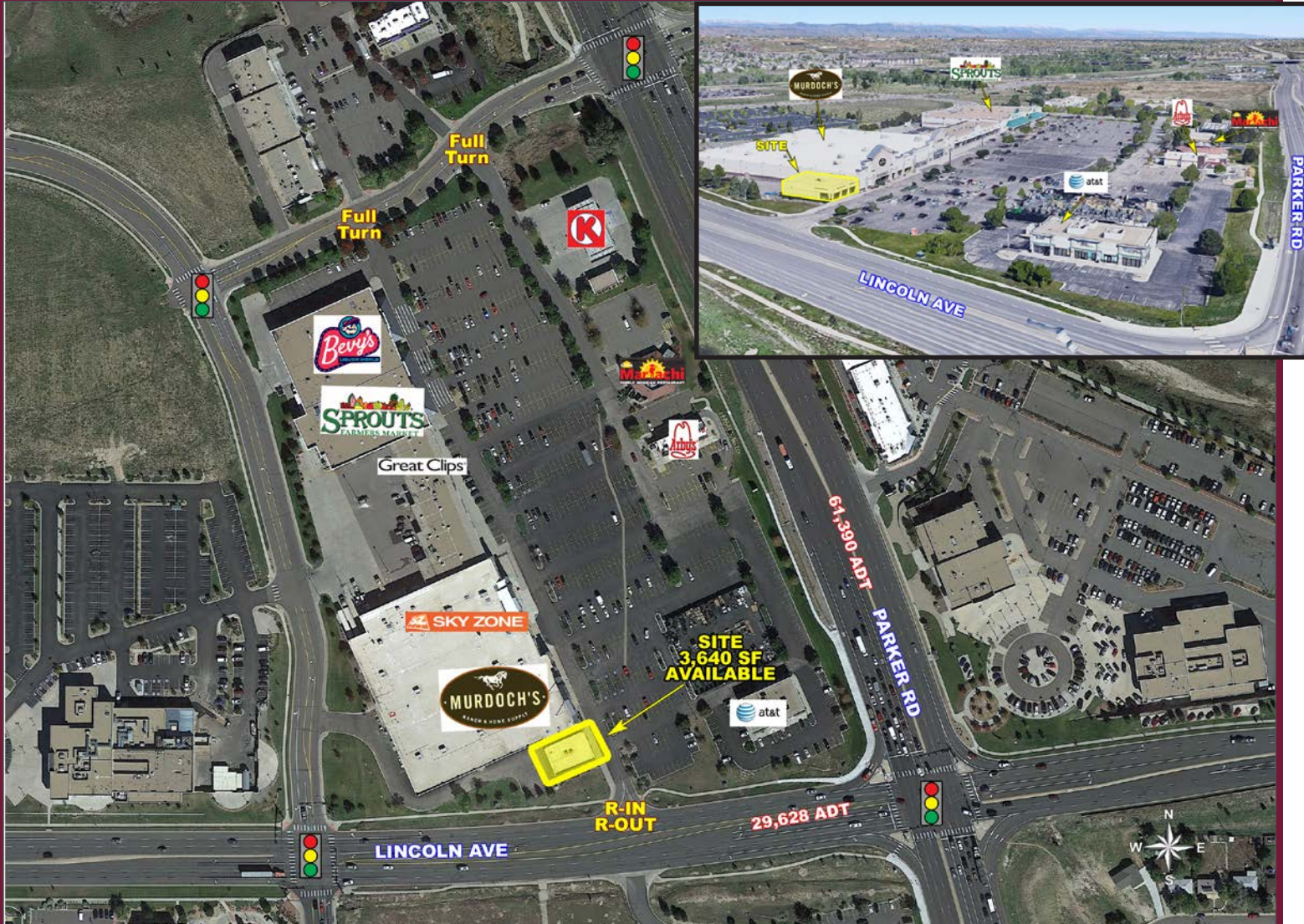


FORMER PAYLESS SHOES AT LINCOLN AVENUE & PARKER ROAD

9855 SOUTH PARKER ROAD | PARKER, CO



INFORMATION

- New 3,640 sf end cap available for Lease at Lincoln Ave and Parker Rd
- Join Murdoch's Ranch Supply and Sprouts Farmers Market
- Owner willing to renovate and demise space if needed
- Great visibility at the best intersection in Parker
- Patio can be added

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	4,640	61,022	126,400
Avg Household Inc	\$99,820	\$127,833	\$130,884
Employees	5,789	24,413	58,353
Businesses	641	2,708	4,988

Source: Applied Geographic Solutions 2018

TRAFFIC COUNTS

On Lincoln Ave east of Parker Rd	19,618 cars/day
On Lincoln Ave west of Parker Rd	29,628 cars/day ¹
On Parker Rd north of Lincoln Ave	61,390 cars/day ¹

Source: DRCOG 2018, '2016

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