

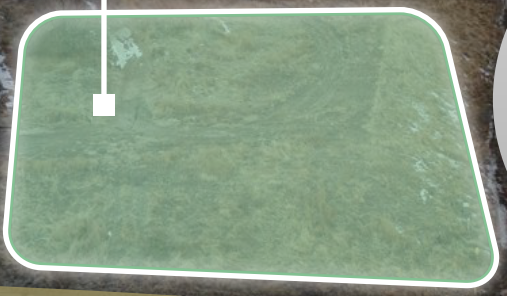


SKY ZONE
TRAMPOLINE PARK



PROPERTY

Lincoln Ave.



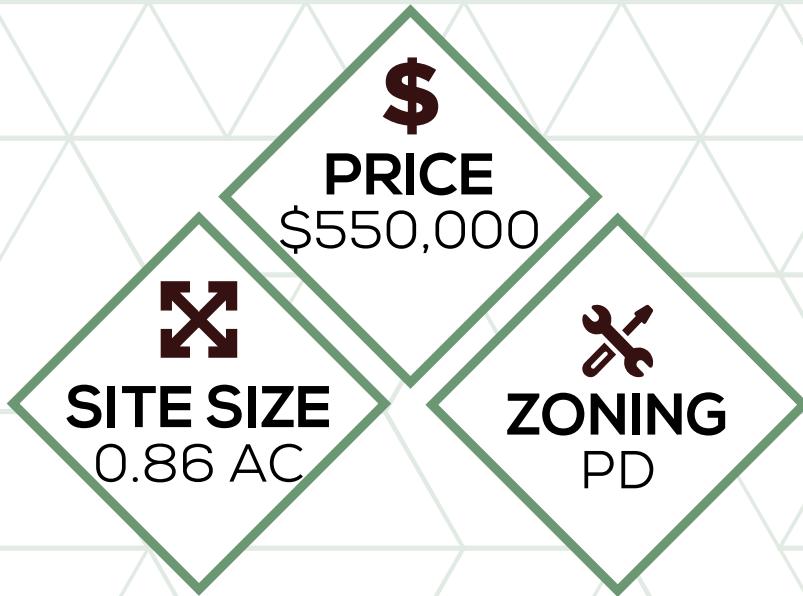
+/-19,918
TRAFFIC
COUNT

Creektop Ave.

Rare Commercial Development Site

Lincoln Ave. East of Parker Rd. Parker, CO

Property Highlights



- ◆ EXCELLENT LOCATION FOR A CHURCH, DAYCARE, PRESCHOOL, SCHOOL, RECREATION FACILITY, MEDICAL OFFICE AND MORE
- ◆ CLOSE PROXIMITY TO MANY AMENITIES
- ◆ GREAT LOCATION WITH EASY ACCESS
- ◆ AFFLUENT NEIGHBORHOOD WITH AVERAGE HOUSEHOLD INCOME OVER \$100,000



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Retail Map and Demographics

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2028 Projection	3,019	75,455	155,932
2023 Estimate	2,642	69,959	145,488
Growth 2023 - 2028	2.9%	1.6%	1.4%
Median Age	38.5	37.3	37.5
HOUSEHOLDS			
2028 Projection	1,190	28,797	58,858
2023 Estimate	1,016	26,127	54,170
Avg. Household Size	2.6	2.7	2.7
HOUSEHOLD INCOME			
2023 Average Income	\$131,144	\$159,321	\$173,709
2023 Median Income	\$153,138	\$139,621	\$146,202

