

COUNTRY MEADOWS PHASE II

NWC Hess Road & Parker Road, Parker, CO



PROPERTY FEATURES:

For more information,
contact:

Forrest Hunt

303 597 6500

fhunt@creginc.com

Sarah Alfano

720 287 6871

salfano@creginc.com

- 11,375 SF (divisible) general retail and restaurant space available
- Drive-thru end cap available
- Best value at intersection
- Shared grease trap installed
- New signalized intersection
- Growing trade area

CROSBIE

REALESTATE

GROUP

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BUILDING ELEVATIONS



WEST - FRONT



NORTH



SOUTH

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DEMOGRAPHICS

POPULATION

Icon	1 Mile:	3 Mile:	5 Mile:
	8,162	54,927	95,562

HOUSEHOLDS

Icon	1 Mile:	3 Mile:	5 Mile:
	2,953	18,769	33,894

DAYTIME POPULATION

Icon	1 Mile:	3 Mile:	5 Mile:
	2,670	13,322	20,652

AVG. HH INCOME

Icon	1 Mile:	3 Mile:	5 Mile:
	\$115,757	\$126,543	\$130,439

AVG. DAILY TRAFFIC

Icon	On S Parker Rd north of Hess	On Hess west of S Parker Rd
	42,704 VPD	21,952 VPD

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