



PARKER KEYSTONE

SEC PARKER & LINCOLN | PARKER, COLORADO



INFORMATION

- 2,611 SF remaining in the south building (delivered)
- 4,184 SF remaining in the north building (delivering Q4 2018)
- Significant traffic volumes on Parker Road (53,000 CPD) and Lincoln Avenue (29,628 CPD)
- Full movement on Lincoln Avenue, right-in on Parker Road
- Substantial residential growth underway in trade area

DEMOGRAPHICS

	3 MILE	5 MILE
Est. Population	61,538	124,909
Avg Household Inc	\$116,646	\$118,296
Employees	22,854	56,180
Businesses	2,555	4,714

Demographics Source: Applied Geographic Solutions 2017

TRAFFIC COUNTS

On Lincoln Ave west of Parker Road	29,628 cars/day
On Parker Road north of Lincoln Ave	53,000 cars/day*

Source: DRCOG 2016, *CDOT 2016

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DEVELOPMENT BY:



we are
RETAIL

CHAINLINKS
RETAIL ADVISORS

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