

PINE LANE PLAZA

kamen realty
commercial real estate

12543 SOUTH PARKER ROAD PARKER, CO 80134

ON THE N/W CORNER OF SOUTH PARKER ROAD & PINE LANE

Two blocks South of E-470 in beautiful Parker, Colorado!



ONLY ONE SPACE AVAILABLE

- GREAT SIGNAGE!
- High-traffic location on Parker Road south of Parker Adventist Hospital and Children's Hospital at Parker Adventist (134 licensed beds. 6,919 annual admissions. 23,185 annual emergency room visits)
- Ideal for MEDICAL OFFICE, GENERAL OFFICE or RETAIL



- Join neighboring retail, medical and office tenants including 20 Mile Tap House, State Farm, and national, regional and local retailers

ONLY SPACE AVAILABLE

SUITE	SIZE	PRICE	NNN
224*	1,114 SF	\$15 PSF	\$5.63 PSF

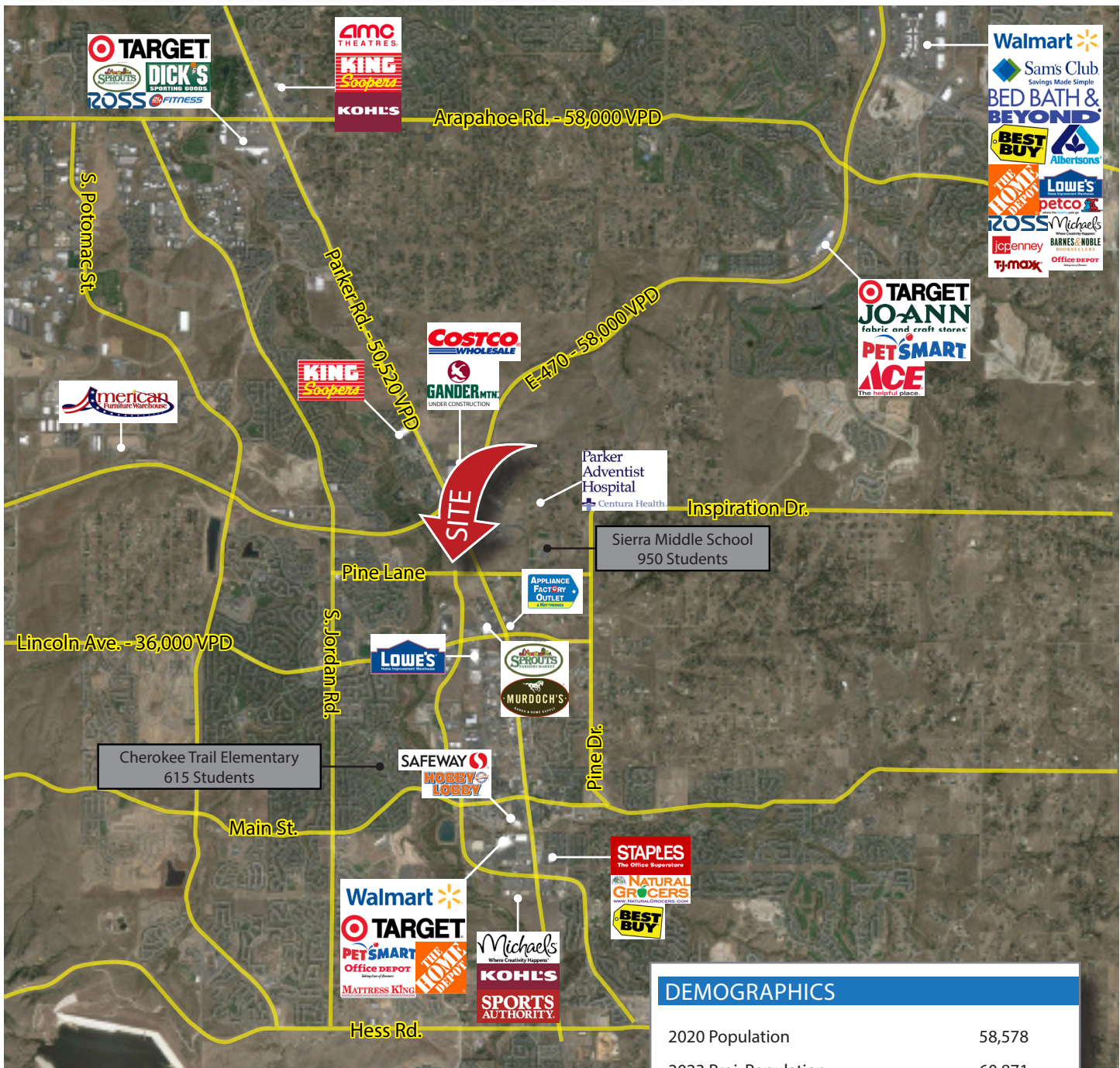
*Suite 224 located on Pine Lane side of building.

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The information disclosed herein has been secured by sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Tenant or investor must independently verify the information and bears all risk for inaccuracies.

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PARKER, CO 80134

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DEMOGRAPHICS

2020 Population	58,578
2023 Proj. Population	60,871
2020 Avg. HH Income	\$122,758

TRAFFIC COUNTS

South Parker Road	50,520 VPD
Lincoln Ave.	36,000 VPD

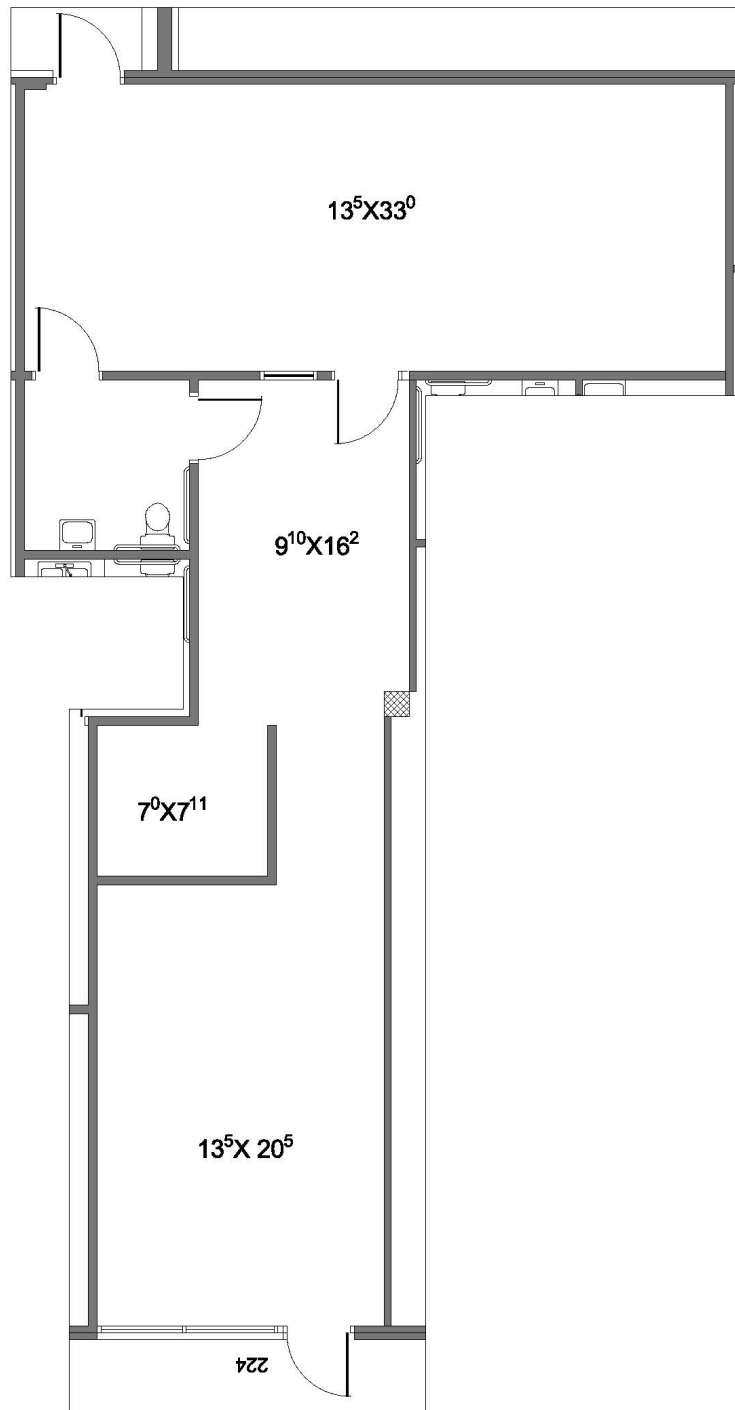
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SUITE 224—1,114 SF AVAILABLE



UNIT 224
1,114 RSF

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PARKER, CO

NTS

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