

# Country Meadows Restaurant Space

19539 Hess Rd | Parker, CO



## AVAILABLE

2,300 SF + Patio

## BASE RENT

\$35.00/SF NNN

## NNN

\$12.35/SF

## MONTHLY

\$9,075

## ABOUT THE PROPERTY

- Second generation restaurant w/ hood & grease trap
- Join the most vibrant neighborhood center in Parker! Country Meadows is a premier destination center for goods & services w/ thriving food & beverage tenants & a wide array of service establishments, all while being one of the most important intersections in S. Parker, due to Parker being the main N-S arterial in town, & Hess going to I-25 to the W & turning into Hilltop (main rd for Elbert County services) to the E.
- 5,000+ new homes under construction south of Hess Rd
- Kaiser Permanente constructing 30,000 SF of office at intersection

## TRAFFIC COUNTS

Hess Rd: w/o Parker Rd 27,000 VPD  
S Parker Rd: n/o Hess Rd 50,000 VPD

Year: 2024 | Source: Town of Parker

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,445	59,322	102,861
Total Households	3,697	20,028	36,272
Avg. Household Income	\$143,946	\$143,985	\$144,636
Daytime Population	8,961	54,015	93,243

Year: 2024 | Source: Esri

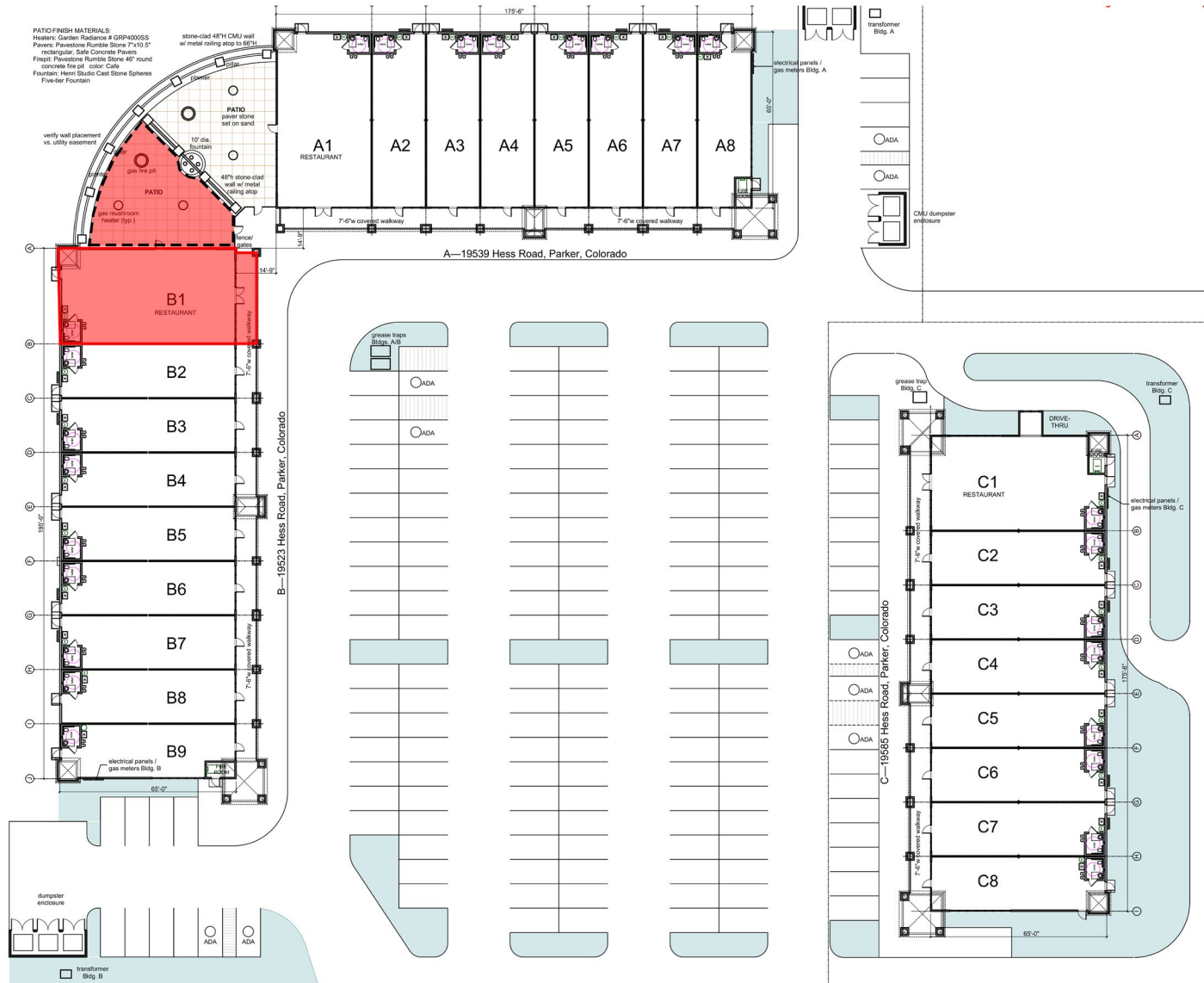
## CONTACT

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## TENANT LIST

UNIT	NAME
A1	WolfPeach Restaurant
A2	iSight Optometry
A3	Community Mud Pottery
A4	State Farm
A5	Inta Juice
A6	Sharkey's Cuts for Kids
A7	Tipsy Nails
A8	Chiropractic

## TENANT LIST

UNIT	NAME
B1	AVAILABLE
B2	Fiction Brewing Company
B3	Fiction Brewing Company
B4	Vopez
B5	Suzie Soft Paws Grooming
B6	Liquor
B7	Liquor
B8	Twisted Wardrobe
B9	Twisted Wardrobe

## TENANT LIST - NOT A PART

UNIT	NAME
C1	Mexican Restaurant after Casa Mata
C2	Mexican Restaurant after Casa Mata
C3	Kumon
C4	Behavioral Innovations
C5	Behavioral Innovations
C6	Behavioral Innovations
C7	Poulette Bakeshop
C8	Prime IV Hydration Bar

# Country Meadows - B1 Photos

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AVAILABLE - B1 2,300 SF + 1,200 SF PATIO



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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

10,186 Population	7,581 Total Daytime Population	\$168,821 Average Household Income	3,728 Total Households
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### 3 MILES

62,863 Population	52,152 Total Daytime Population	\$175,877 Average Household Income	21,734 Total Households
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### 5 MILES

114,876 Population	94,034 Total Daytime Population	\$177,169 Average Household Income	40,689 Total Households
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> Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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