

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	4,616	49,841	98,718
Average HH Income	\$141,611	\$187,450	\$198,906
Businesses	191	1,844	3,824
Employees	807	9,581	20,737

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS

On Parker Road north of Stroh Road	42,298 Cars/day
On Parker Road south of Stroh Road	36,509 Cars/day
On Stroh Road west of Parker Road	9,589 Cars/day

Source: CDOT 2025



ANTHOLOGY DEVELOPMENT

NWQ PARKER ROAD & STROH ROAD - PARKER, CO



- **Commercial Pads Available for SALE or LEASE!**
- Mixed-Use zoning allows for a variety of uses.
- All off-site work, utilities, and public improvements complete.
- Pads ready for immediate development.
- High growth, high income suburban location anchored by King Soopers.



PHILIP HICKS

303.694.6082

phil@dhlb.com

ROBIN NICHOLSON

303.577.9971

robin.nicholson@dhlb.com



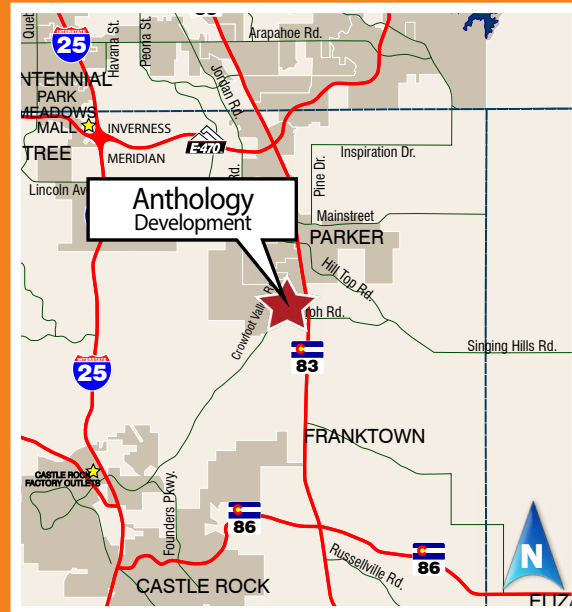
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ANTHOLOGY DEVELOPMENT

NWQ PARKER ROAD & STROH ROAD - PARKER, CO



- Parker population growth increases 30% from 2010-2020 (US Census).



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PHILIP HICKS
303.694.6082
phil@dhlb.com

ROBIN NICHOLSON
303.577.9971
robin.nicholson@dhlb.com

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Parker Residential Trade Area Aerial

