



ExtraSpace Storage, NAPA, Lowe's, Walgreens, DUNKIN', MURDOCH'S, SKY-ZONE TRAMPOLINE PARK, Sprouts, Arby's, CIRCLE K, canvas credit union, Starbucks, APPLIANCE FACTORY Mattress Kingdom, ROCKY MOUNTAIN EUROSPORT

PROPERTY

Lincoln Ave.


+/-19,918
TRAFFIC
COUNT

Creektop Ave.

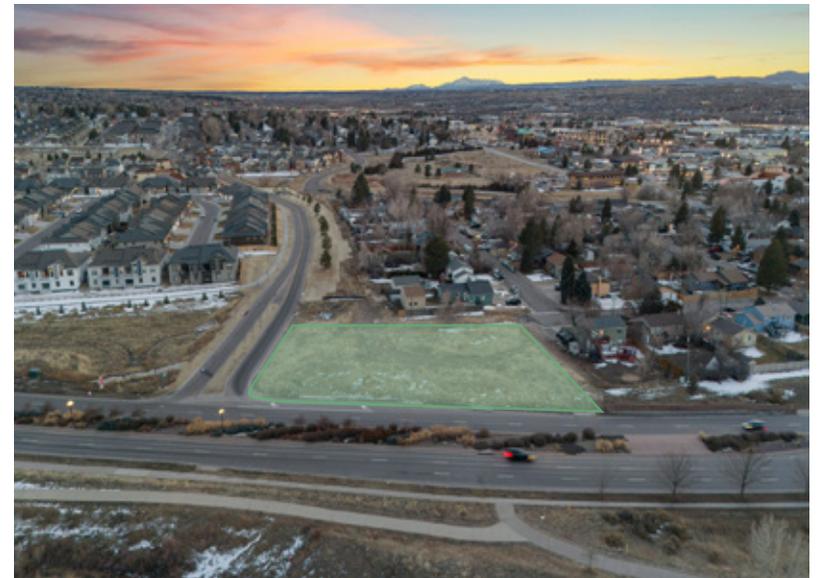
Commercial Development Site

Lincoln Ave. East of Parker Rd. Parker, CO

Property Highlights



- ◆ EXCELLENT LOCATION FOR A CHURCH, DAYCARE, PRESCHOOL, SCHOOL, RECREATION FACILITY, MEDICAL OFFICE AND MORE
- ◆ CLOSE PROXIMITY TO MANY AMENITIES
- ◆ GREAT LOCATION WITH EASY ACCESS
- ◆ AFFLUENT NEIGHBORHOOD WITH AVERAGE HOUSEHOLD INCOME OVER \$100,000



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Retail Map and Demographics

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	2,885	77,542	157,704
2026 Estimate	2,486	71,620	146,282
Growth 2026 - 2030	16.0%	8.3%	7.8%
Median Age	42	39	39
WORKFORCE			
Workday Population	1,190	28,797	58,858
Employees	1,016	26,127	54,170
HOUSEHOLD INCOME			
2026 Average Income	\$130,200	\$160,400	\$171,500
2026 Median Income	\$98,200	\$134,200	\$138,900

