



BROKERAGE DISCLOSURE



11010 Twenty Mile Road

Parker, CO 80134



GROUND FLOOR RETAIL SPACE FOR LEASE

1,411 – 3,125 SF Available

Contact Broker for rates & NNN's

HIGHLIGHTS

- Ground floor retail space in a recently completed 294 unit multi-family building
- Directly across from Target anchored center
- RI/RO access off S. Twenty Mile Rd.



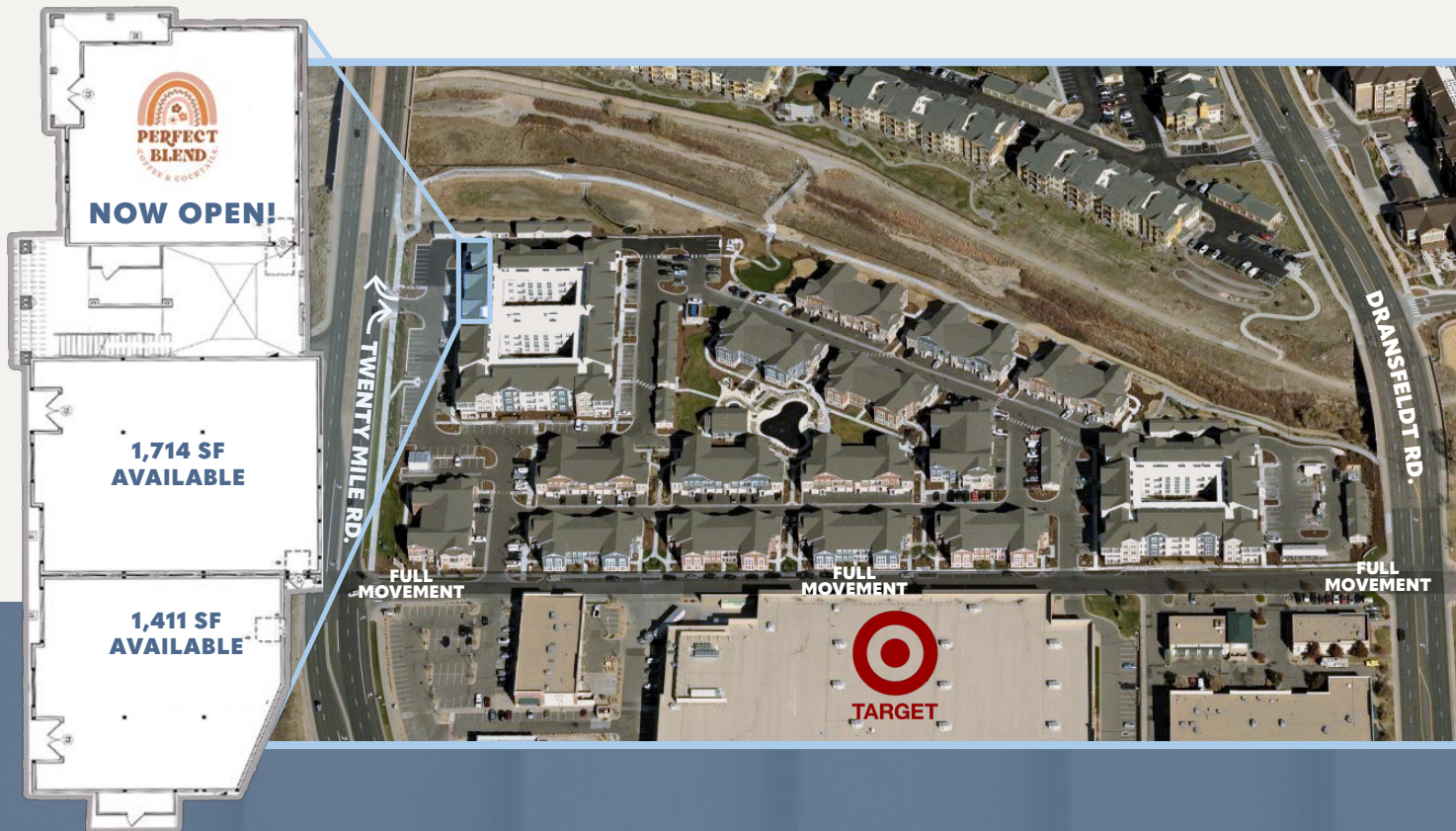
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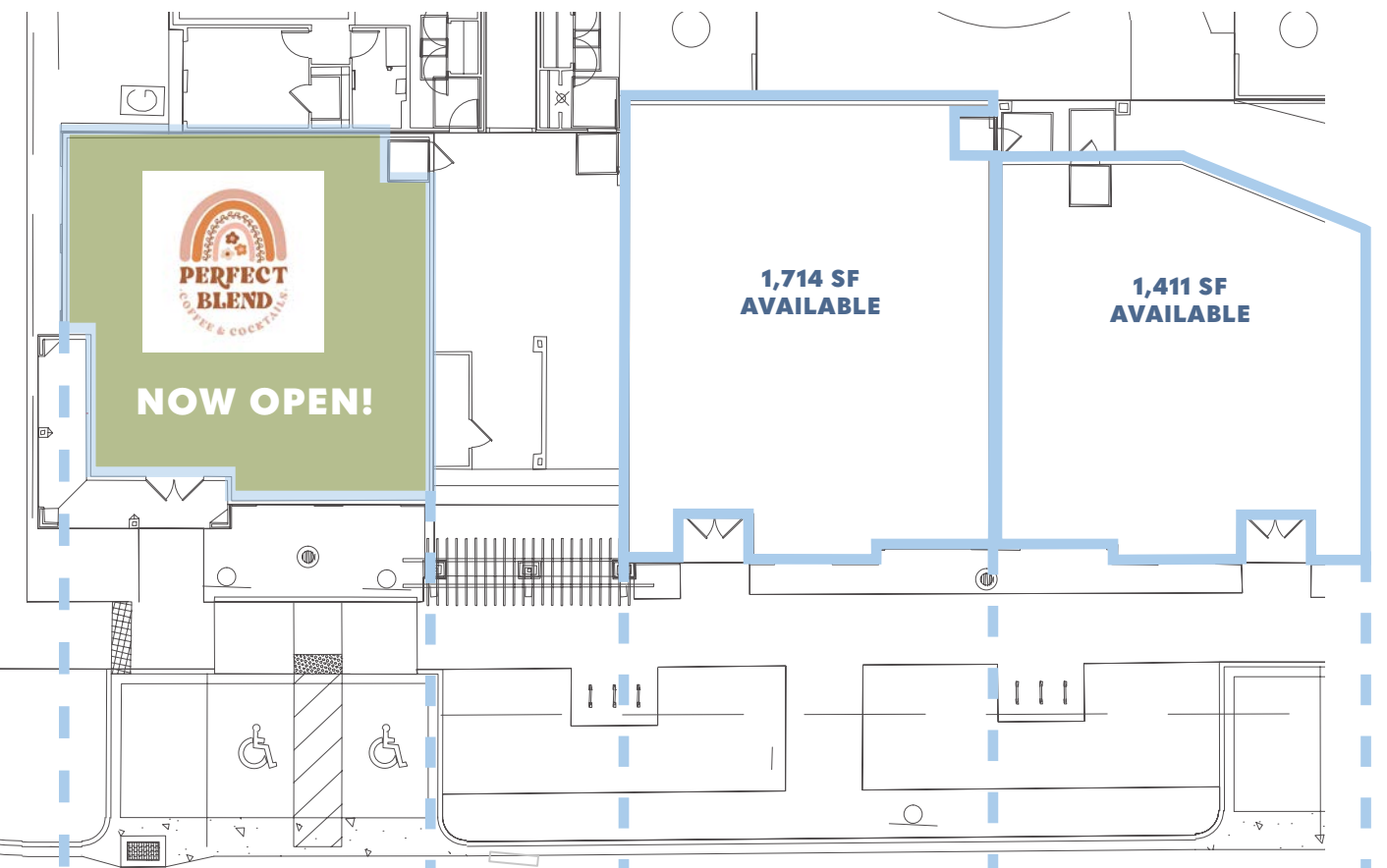
SITE PLAN



TRAFFIC COUNTS

S. Twenty Mile Rd. north of Mainstreet	8,998 VPD (2022) MPSI
S. Twenty Mile Rd. south of Mainstreet	14,757 VPD (2022) MPSI
Mainstreet east of S. Twenty Mile Rd.	18,014 VPD (2022) MPSI
S. Parker Rd. north of Mainstreet	47,333 VPD (2022) MPSI
S. Parker Rd. south of Mainstreet	45,887 VPD (2022) MPSI

SPACE PLAN



11010 Twenty Mile Road



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Total Population	10,935	78,894	120,754
2023 Total Daytime Population	13,951	64,763	105,220
Average Household Income	\$118,846	\$161,779	\$161,159

ESRI 2023 Estimates

