

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,223	65,447	127,701
Average HH Income	\$215,802	\$170,723	\$170,847
Businesses	351	2,548	6,744
Employees	1,687	16,230	73,996

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS

On Mainstreet west of Chambers Road	37,701 Cars/day
On Mainstreet east of Chambers Road	22,941 Cars/day
On Chambers Rd north of Mainstreet	14,663 Cars/day
On Chambers Rd south of Mainstreet	26,113 Cars/day

Source: CDOT 2025



AVAILABLE FOR SALE OR LEASE MAINSTREET PARKER

4120 E. MAINSTREET - PARKER, CO



- New Retail Development located in an underserved trade area. Pad sites range from 1-4 acres and are available for lease or sale and can be combined/subdivided.
- Located in an "up and coming" trade area with several residential developments in some phase located in close proximity to this project.
- Lutheran High School is located adjacent to the south with a total of 1,200 Students.
- New stop light under construction that will provide full access to the site.

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AVAILABLE FOR SALE OR LEASE

MAINSTREET PARKER

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- Excellent Pad sites for Gas, Banks, Credit Unions, Coffee, Day Care, Automotive, Sit Down Restaurants and Medical Uses.
- Great visibility to Mainstreet and Chambers with over 60,000 cars per day at the intersection.



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