Parker Keystone

19240 Lincoln Ave | Parker, CO 80138





AVAILABLE

884 SF

PRICING

Call Brokers

NNN

\$17.49/SF

CONTACT

Patrick McGlinchey | 210.303.3149 patrick.mcglinchey@srsre.com

Justin Gregory | 303.803.7170 justin.gregory@srsre.com

Erik Christopher | 303.390.5252 erik.christopher@srsre.com

ABOUT THE PROPERTY

- The most visible retail center in Parker
- Located on the hard corner of SWC Parker Rd (73,849 VPD) and Lincoln Ave (30,980 VPD)
- Full movement on Lincoln Ave, right-in on Parker Rd
- Substantial residential growth underway in the trade area with 5,000 + new sf south of Parker and Hess
- Douglas County is the sixth wealthiest county in the nation



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,155	71,530	148,453
Daytime Population	10,677	63,694	138,849
Avg. Household Income	\$142,174	\$157,744	\$170,571
Estimated Households	1,255	26,477	54,376
Year: 2024 Source: Esri			

TRAFFIC COUNTS

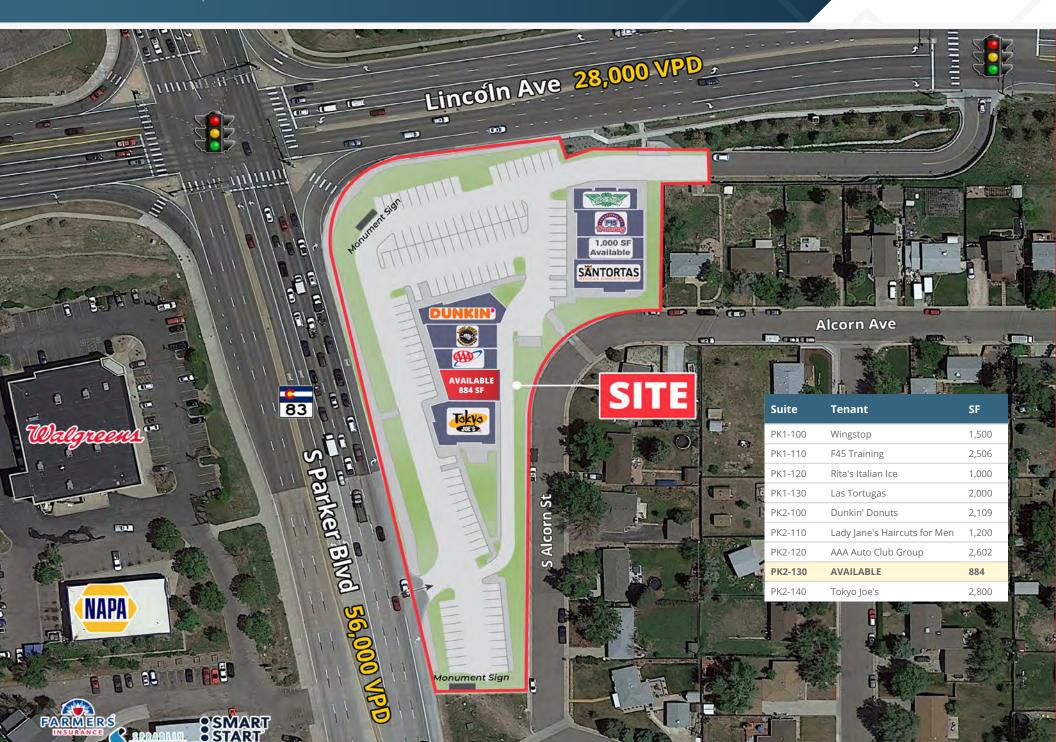
Year: 2024 | Source: Town of Parker

E Lincoln Ave	20,000 VPD
E Lincoln Ave, west of site	28,000 VPD
Parker Rd, north of site	62,000 VPD
Parker Rd, south of site	56,000 VPD

Parker Keystone

19240 Lincoln Ave | Parker, CO 80138





Parker Keystone - Trade Aerial

19240 Lincoln Ave | Parker, CO 80138





DEMOGRAPHIC HIGHLIGHTS

1 MILE

3,155
Population

10,677
Total Daytime
Population

\$142,174 Average Household

Income

Total Households

1,255

3 MILES

71,530 **Population**

63,694
Total Daytime
Population

\$157,744 Average Household

Income

26,477
Total
Households

54,376

5 MILES

148,453 **Population**

138,849
Total Daytime
Population

\$170,571

Average Household Total Income Households

> Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.







SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.