



CONTACT BROKER FOR PRICING

HIGHLIGHTS



Dense Residential Area



Proposed uses: drive-thru, financial institutions, QSR, daycare, automotive or multi-tenant retail users



Traffic volume to increase by 25% by 2030 due to increased residential development



Signalized Intersection



High Incomes



BROKERAGE DISCLOSURE



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SITE PLAN



MAINSTREET & JORDAN

Parker, CO

FOR SALE

GROUND LEASE

BTS



DEMOGRAPHICS

	2024	1 Mile	3 Miles	5 Miles
Total Population	14,686	73,561	131,985	
Total Daytime Population	9,748	65,037	135,973	
Average HH. Income	\$187,102	\$167,780	\$163,698	

ESRI 2024 Estimates

TRAFFIC COUNTS

	*2024	**2030
Jordan Rd. North of Mainstreet	19,000 VPD	25,000 VPD
Mainstreet West of Jordan Rd.	22,000 VPD	27,000 VPD
Jordan Rd. South of Mainstreet	13,000 VPD	20,000 VPD

* City of Parker 2024 Estimates

** City of Parker 2030 Estimates



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