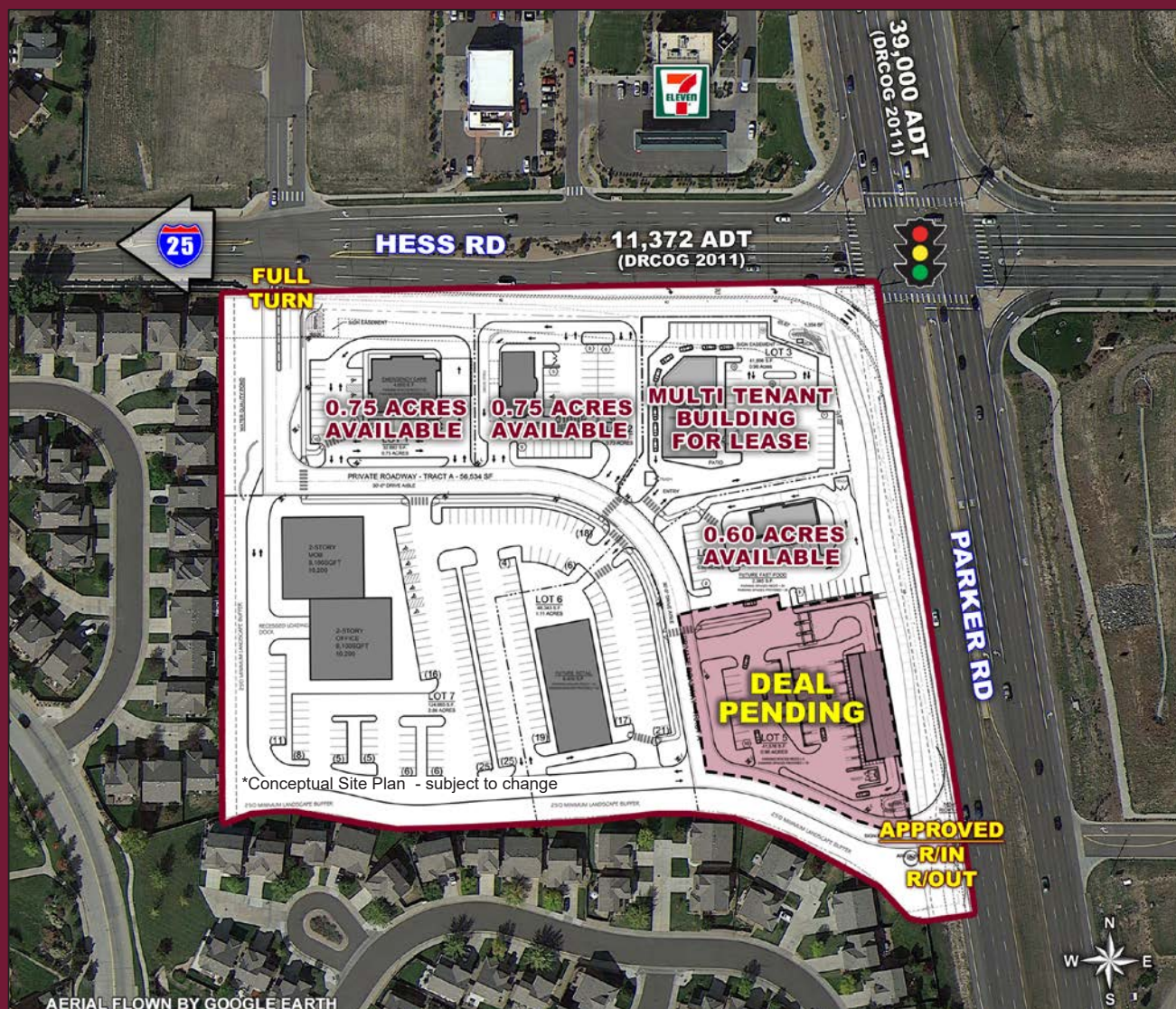


HESS-PARKER CROSSING: ANCHOR, PADS & SHOP SPACE AVAILABLE

PARKER ROAD & HESS ROAD | PARKER, COLORADO



INFORMATION

- Hess Road connects Parker Road to I-25 interchange
- Strong demographics in surrounding neighborhoods which include Stroh Ranch, Pinery and planned communities such as Anthology (5,977 D.U.s planned)
- Over 15,500 D.U.s planned in the immediate area

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	7,596	48,010	80,472
Avg Household Inc	\$96,921	\$110,866	\$118,307
Employees	1,391	11,988	20,230

Source: Applied Geographic Solutions 2014

TRAFFIC COUNTS

On Hess Rd west of Parker Rd	11,372 cars/day
On Parker Rd north of Hess Rd	39,000 cars/day

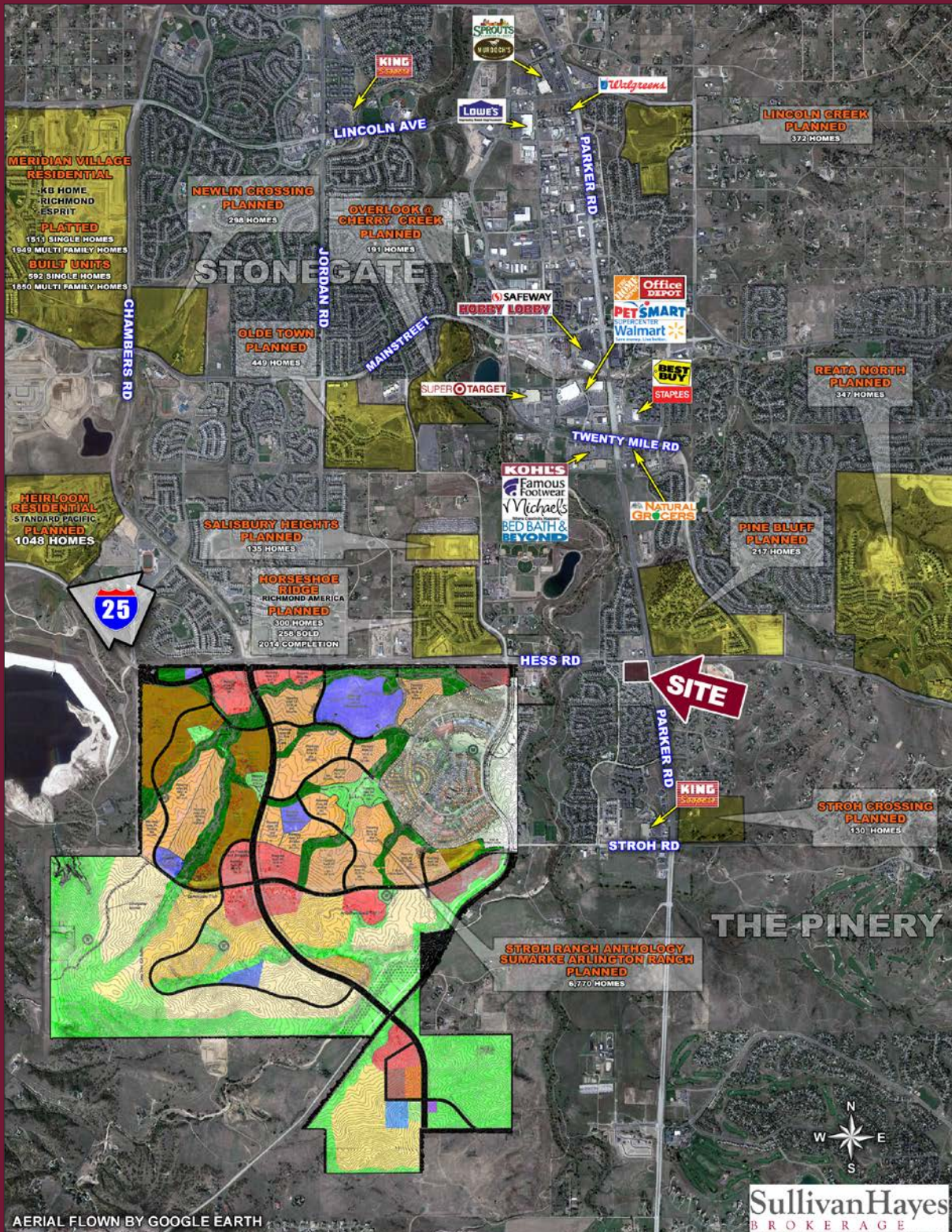
Source: DRCOG 2011

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