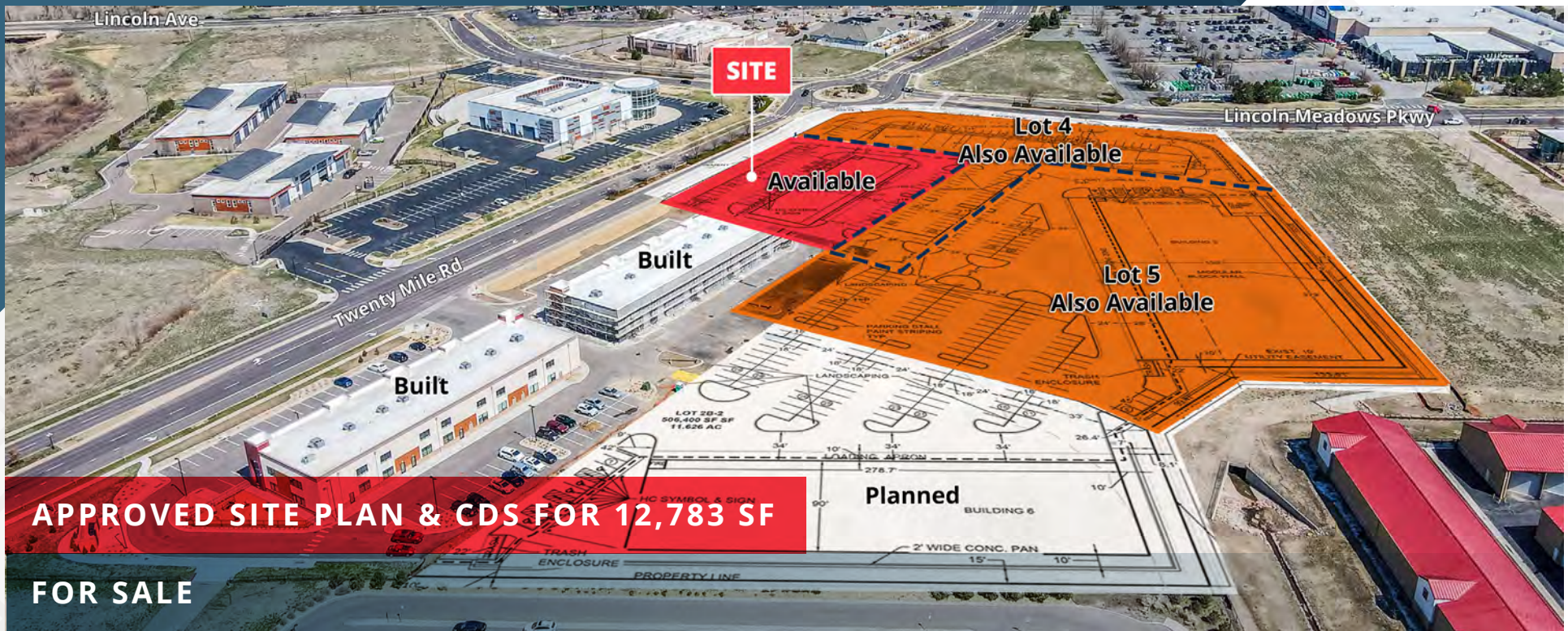


The Hub Lot 3

10104 Twenty Mile Rd | Parker, CO 80134



AVAILABLE

1.215 Acres - Lot 3

3.209 Acres - Lot 3 & 4

6.646 Acres - Lots 3, 4, & 5

PRICE

\$846,806

PRICE PSF

\$16.00/SF

ZONING

Lincoln Meadows PD

CITY/COUNTY

Parker/Douglas

ABOUT THE PROPERTY

- Approved Site Plan and Construction Drawings for a 12,783 SF Building. Plans show:
 - Eight 10x14 drive-in roll-up doors
 - Allow for demising into up to eight separate units
- For allowed uses, click [HERE](#)
- Great frontage on Twenty Mile, light industrial PUD zoning, and roll-up doors in units allow for a wide range of uses from retail to light industrial

TRAFFIC COUNTS

Dransfeldt Rd 11,614 VPD
E Lincoln Ave 30,980 VPD
Year: 2022 | Source: Esri

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,066	76,153	134,962
Total Households	3,153	27,515	49,595
Avg. Household Income	\$122,994	\$153,027	\$156,032
Daytime Population	11,228	65,167	129,899

Year: 2022 | Source: Esri

CONTACT

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Justin Gregory | 303.390.5240 | justin.gregory@srsre.com

The Hub Lot 3

10104 Twenty Mile Rd | Parker, CO 80134



SITE

Available

**Lot 4
Also Available**

**Lot 5
Also Available**

Built

Built

Planned

Lincoln Meadows Pkwy

Parker Police Department

Dransfeldt Rd

Twenty Mile Rd

11,000 VPD

11,614 VPD

**Splash
MOBILE DETAIL**

**Caribou Gear
Outdoor Equipment Company**

**VEHICLE
VAULT**

**THE SALVATION
ARMY**

LOWE'S

RV VAULT

**BlueMountain
Self Storage**
Make Room for Life

**AMERICAN ACADEMY
KindiePrep**



The Hub Lot 3

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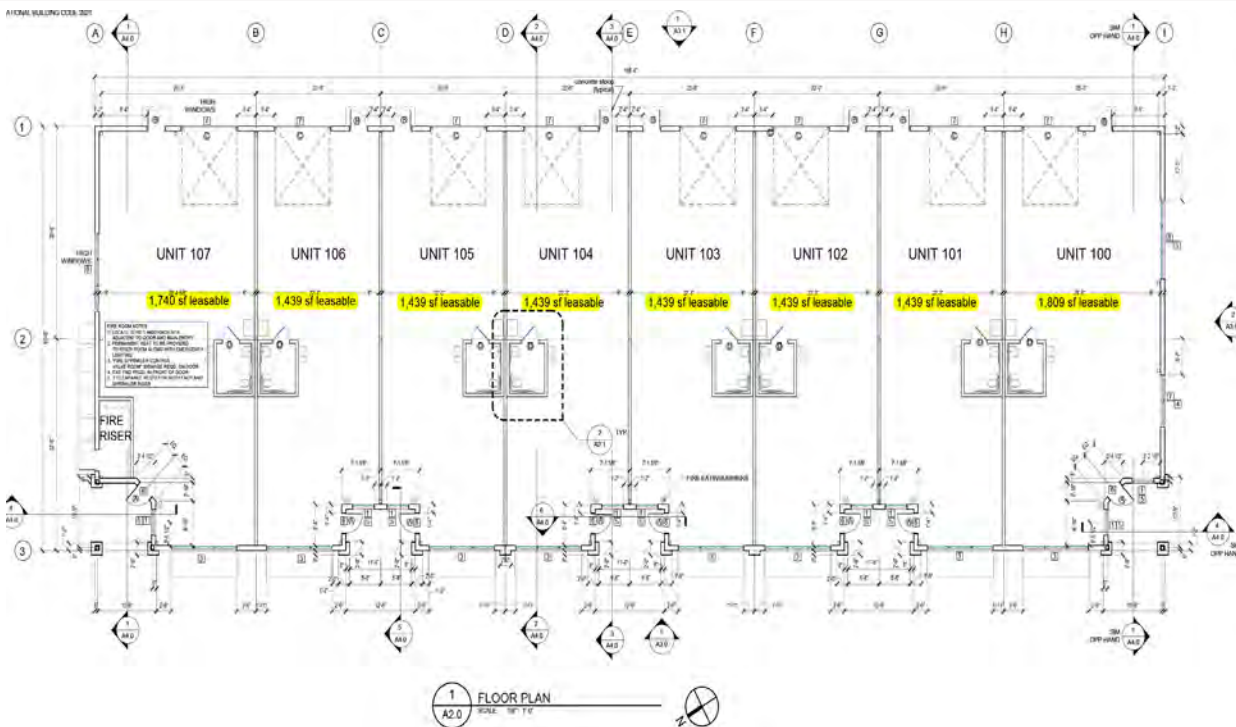
BUILDING 2 WEST ELEVATION
1/8" = 1'-0"



BUILDING 2 EAST ELEVATION
1/8" = 1'-0"



- EXTERIOR FINISH MATERIALS**
1. BRICK (COMMON BRICK) - 8" x 8" x 16" (SOLID BRICK)
 2. BRICK (COMMON BRICK) - 8" x 8" x 16" (SOLID BRICK)
 3. BRICK (COMMON BRICK) - 8" x 8" x 16" (SOLID BRICK)
 4. BRICK (COMMON BRICK) - 8" x 8" x 16" (SOLID BRICK)
 5. BRICK (COMMON BRICK) - 8" x 8" x 16" (SOLID BRICK)
 6. BRICK (COMMON BRICK) - 8" x 8" x 16" (SOLID BRICK)
 7. BRICK (COMMON BRICK) - 8" x 8" x 16" (SOLID BRICK)
 8. BRICK (COMMON BRICK) - 8" x 8" x 16" (SOLID BRICK)
 9. BRICK (COMMON BRICK) - 8" x 8" x 16" (SOLID BRICK)
 10. BRICK (COMMON BRICK) - 8" x 8" x 16" (SOLID BRICK)



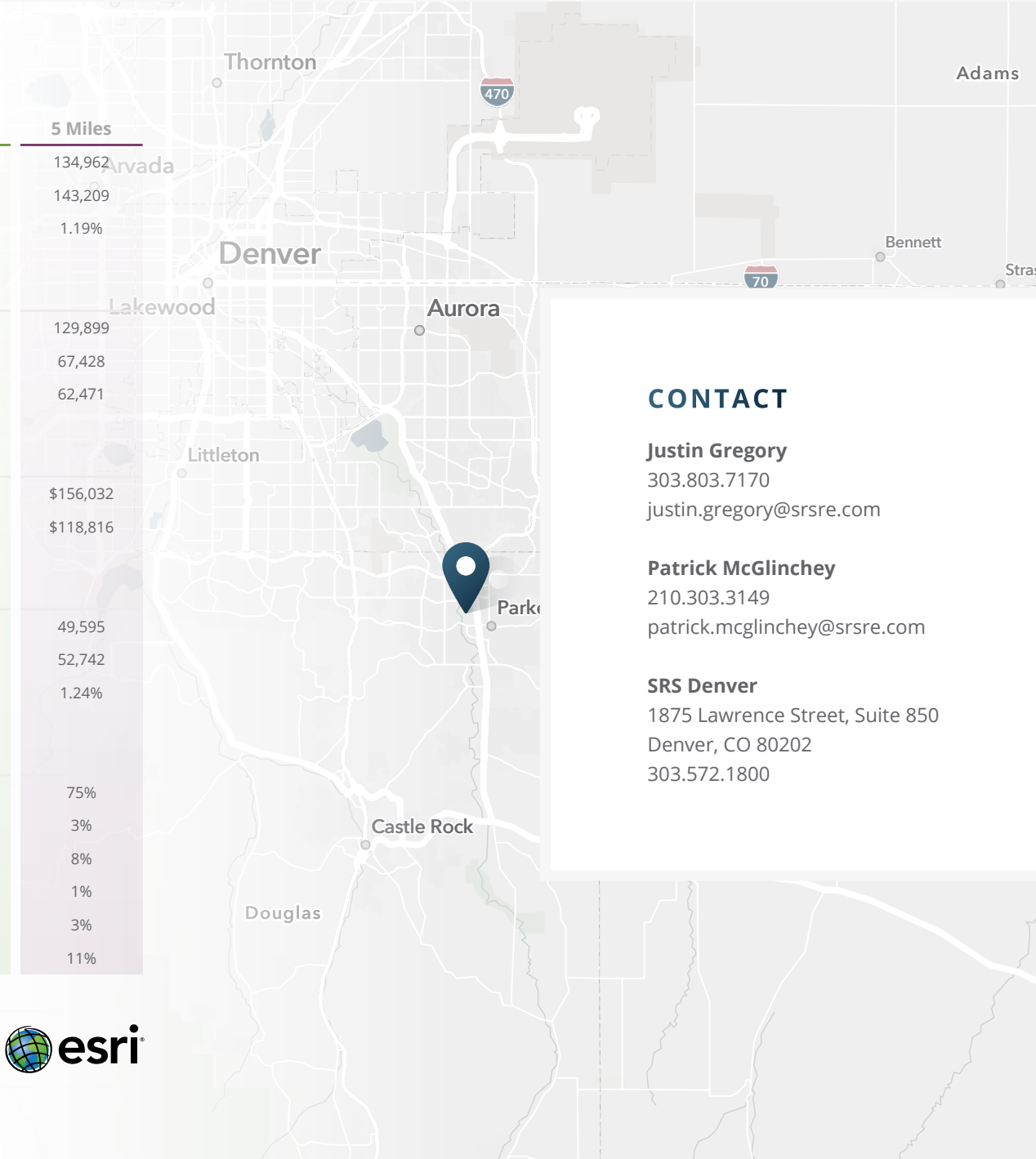
The Hub Lot 3

10104 Twenty Mile Rd | Parker, CO 80134



DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2022 Estimated Population	8,066	76,153	134,962
2027 Projected Population	8,495	81,127	143,209
Projected Annual Growth 2022 to 2027	1.04%	1.27%	1.19%
Daytime Population			
2022 Daytime Population	11,228	65,167	129,899
Workers	7,671	30,099	67,428
Residents	3,557	35,068	62,471
Income			
2022 Est. Average Household Income	\$122,994	\$153,027	\$156,032
2022 Est. Median Household Income	\$98,082	\$119,689	\$118,816
Households & Growth			
2022 Estimated Households	3,153	27,515	49,595
2027 Projected Households	3,341	29,453	52,742
Projected Annual Growth 2022 to 2027	1.17%	1.37%	1.24%
Race & Ethnicity			
2022 Est. White	77%	77%	75%
2022 Est. Black or African American	2%	2%	3%
2022 Est. Asian or Pacific Islander	7%	8%	8%
2022 Est. American Indian or Native Alaskan	1%	1%	1%
2022 Est. Other Races	3%	2%	3%
2022 Est. Hispanic	12%	11%	11%



CONTACT

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

