

**Excellent
Owner/User
Opportunity**



For Sale: Standalone Retail / Office Building

10522 S Parker Rd | Parker CO 80138

\$1,365,000

Colorado Real Estate Brokers is proud to present the opportunity to purchase a stand-alone property along the highly trafficked, S Parker Road. Formally an Orthodontist Office, this property is zoned for a variety of desirable uses.



Colorado Real Estate
— B R O K E R S —

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Property Details & Highlights



- DO NOT DISTURB USER - Business Still Operating
- Current Use: Orthodontist Office
- Building Size: 3,413 SF
- Lot Size: 0.48 Acres approximately
- Year Built: 1998
- Taxes \$15,688
- City / County: Parker / Douglas
- Zoning: Mixed Use Community / Town of Parker (wide range of uses allowed by right)
- Showings: Only on Wednesdays and Weekends - Contact Broker to schedule

Rare standalone building opportunity along S. Parker Road with west-facing mountain views. Zoning is Mixed Use Community in the Town of Parker; allowing for a broad range of retail and office uses, including but not limited to: medical, dental, restaurant, daycare, and more.







	1 Mile	2 Miles	3 Miles
Total Households	3,666	12,929	27,866
Total Population	8,329	35,421	77,449
Average HH Income	\$98,056	\$133,842	\$141,952
Projected Population 2029	9,502	40,216	88,004

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