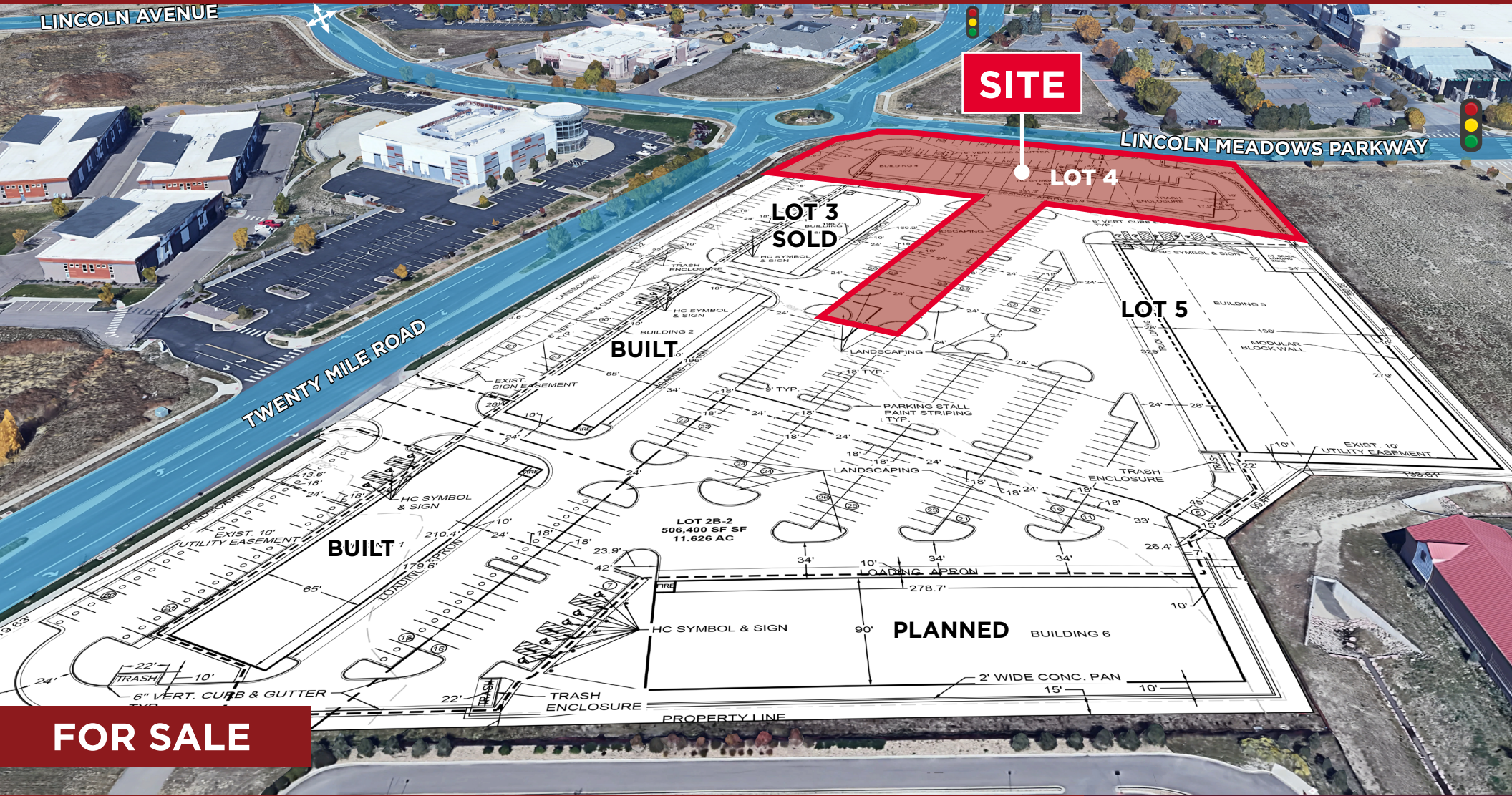


THE HUB LOT 4

10108 Twenty Mile Road, Parker, CO 80134

APPROVED SITE PLAN & CD'S FOR 20,848 SF BUILDING



FOR SALE

Patrick McGlinchey / Managing Director / +1 210 303 3149 / patrick.mcglinchey@cushwake.com

Justin Gregory / Managing Director / +1 303 803 7170 / justin.gregory@cushwake.com



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PROPERTY HIGHLIGHTS

APPROVED SITE PLAN & CD'S FOR 20,848 SF BUILDING

ABOUT THE PROPERTY

- Approved site plan & construction drawings for a 20,848 SF building. Plans show:
 - Twelve 10x14 drive-in roll-up doors
 - Allows for demising into up to twelve different units
 - For allowed uses ([CLICK HERE](#))
 - Hard corner of Twenty Mile Road & Lincoln Meadows Parkway and facing Lowe's - allows for a wide variety of uses from retail to light industrial

TRAFFIC COUNTS

Year: 2025 | Source: Esri

Dransfeldt Road	11,614 VPD
East Lincoln Avenue	30,980 VPD

DEMOGRAPHICS

Year: 2025 | Source: Esri

	1 Mile	3 Miles	5 Miles
Population	7,590	78,842	141,346
Total Households	2,943	28,986	52,405
Average Household Income	\$148,116	\$168,745	\$167,645
Daytime Population	12,734	69,485	139,928



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LOT BREAK DOWN

APPROVED SITE PLAN & CD'S FOR 20,848 SF BUILDING

AVAILABLE

- **LOT 4**
1.994 Acres

PRICE

\$1,389,738

PRICE PSF

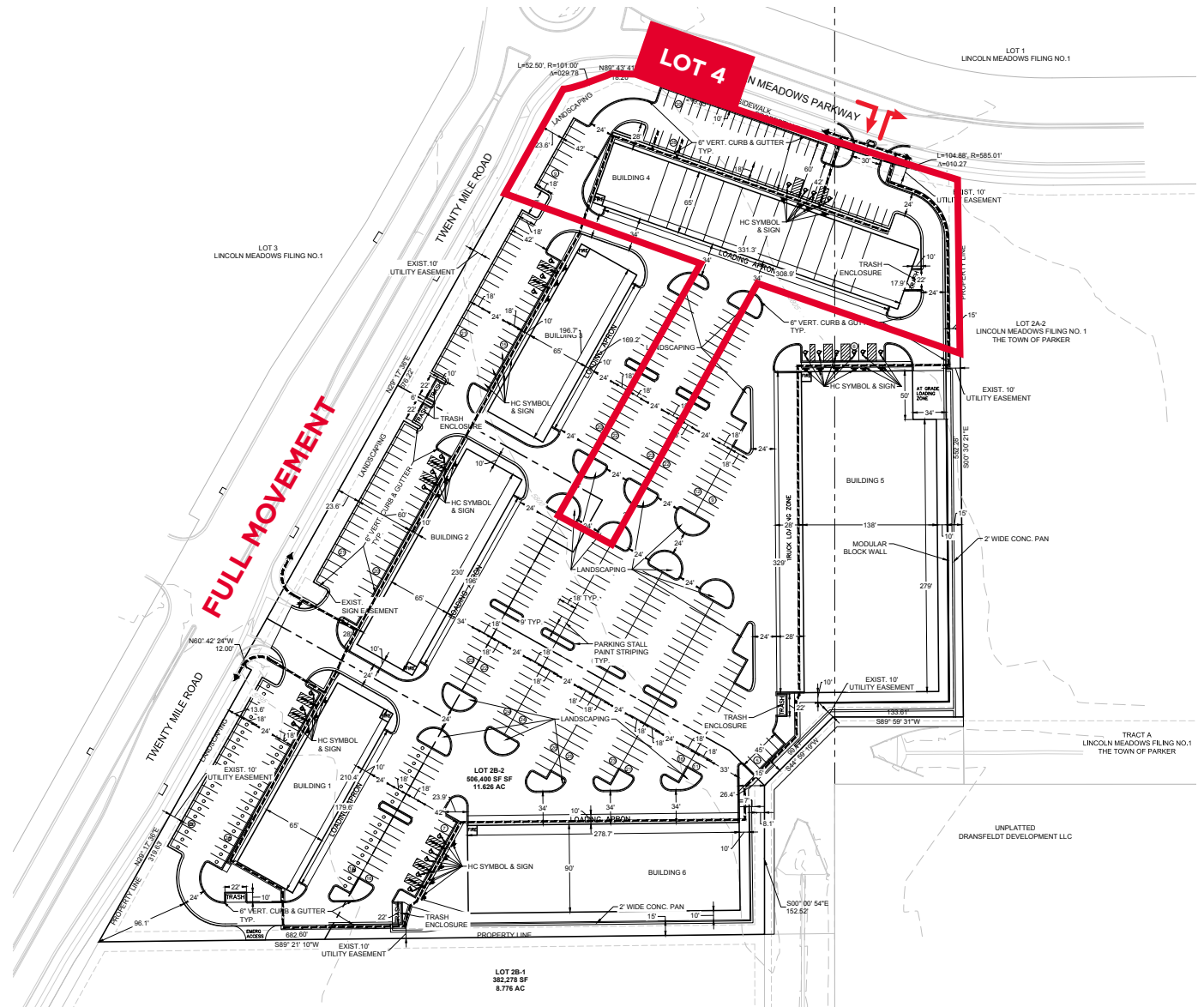
\$16.00/SF

ZONING

Lincoln Meadows PD

CITY / COUNTY

Parker/Douglas



THE HUB LOT 4

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AERIAL MAP

APPROVED SITE PLAN & CD'S FOR 20,848 SF BUILDING



THE HUB LOT 4

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BUILDING 4

APPROVED SITE PLAN & CD'S FOR 20,848 SF BUILDING

LEASABLE SF

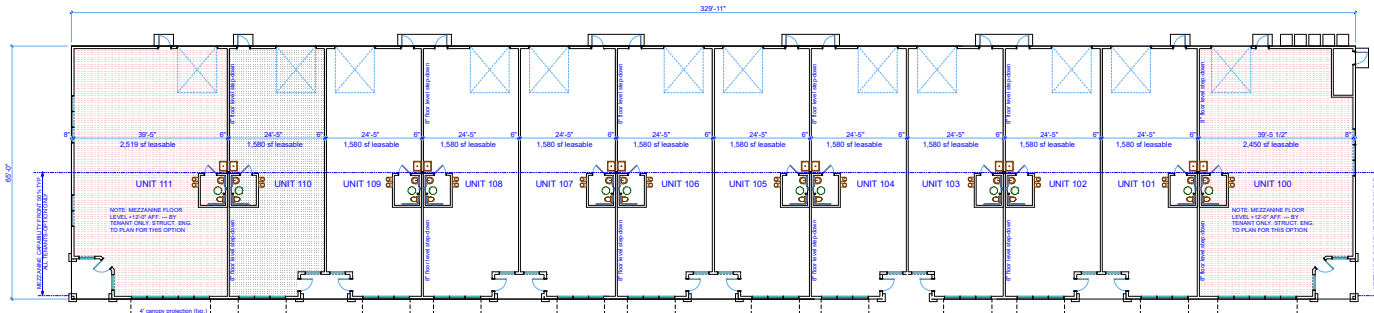
BUILDING 4
3/32" = 1'-0"



BUILDING 4: NORTH ELEVATION
3/32" = 1'-0"



BUILDING 4: SOUTH ELEVATION
3/32" = 1'-0"



BUILDING 4
3/32" = 1'-0"



20,848 SF GROSS

THE HUB LOT 4

10108 Twenty Mile Road, Parker, CO 80134

DEMOGRAPHIC HIGHLIGHTS

APPROVED SITE PLAN & CD'S FOR 20,848 SF BUILDING

Year: 2025 | Source: Esri

Population	1 Mile	3 Miles	5 Miles
2025 Est. Population	7,590	78,842	141,346
2030 Projected Population	8,028	86,916	154,900
Projected Annual Growth 2025 to 2030	1.13%	1.97%	1.85%

Daytime Population

2025 Daytime Population	12,734	69,485	139,928
Workers	9,307	32,396	73,784
Residents	3,427	37,089	66,144

Income

2025 Est. Average Household Income
2025 Est. Median Household Income

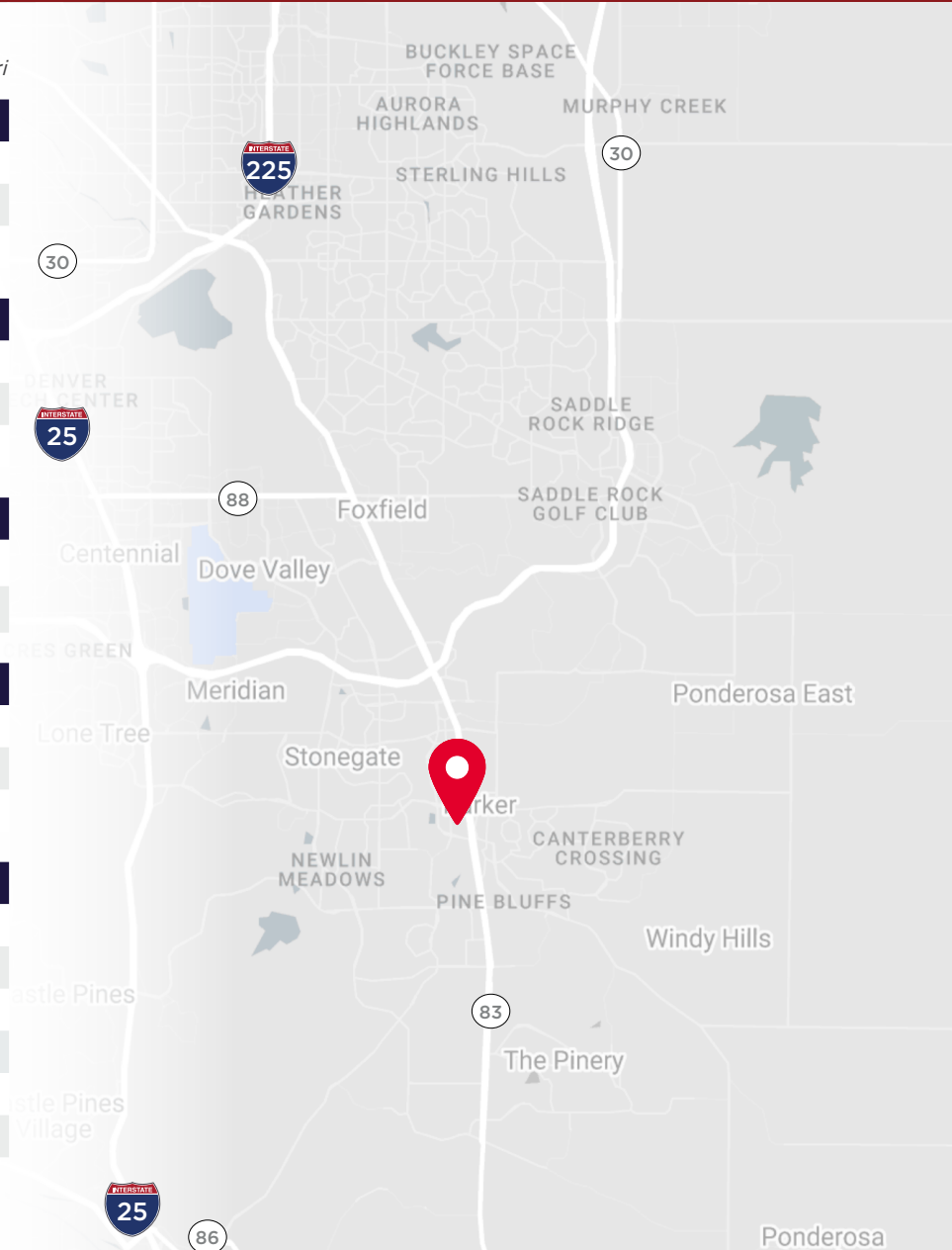
Households & Growth

2025 Est. Households	2,943	28,986	52,405
2030 Projected Households	3,149	32,253	57,860
Projected Annual Growth 2025 to 2030	1.36%	2.16%	2.00%

Race & Ethnicity

2025 Est. White	74%	74%	72%
2025 Est. Black or African American	3%	2%	4%
2025 Est. Asian or Pacific Islander	8%	10%	10%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	15%	13%	13%
2025 Est. Hispanic	13%	11%	11%

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



THE HUB LOT 4

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Parker, CO 80134

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Managing Director

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Justin Gregory

Managing Director

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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.