

# RETAIL FOR LEASE IN PARKER CENTER

10920-11000 S PARKER ROAD | PARKER, CO



## PROPERTY HIGHLIGHTS:

- **JOIN** Dollar Tree, UPS Store, Baskin Robbins, State Farm **AND** a strong line-up of national and regional tenants!
- **AFFLUENT** area with strong demographics.
- **NEWLY** renovated.
- **STRONG** retail corridor with high traffic counts.
- **TURNKEY** dry cleaner space available.

## SPACES AVAILABLE

Unit A-5 .....	1,342 SF
Unit A-18 .....	1,457SF
Lease Rate .....	\$30.00/SF NNN
NNN .....	\$5.95/SF
Terms .....	3-10 years
TI Allowance .....	Negotiable

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## Demographics

Population	1 Mile	3 Miles	5 Miles
2025 Projection	10,277	76,309	119,110
2020 Estimate	9,332	70,289	108,908
Median Age	35.40	36.70	37.70
Households	1 Mile	3 Miles	5 Miles
2025 Projection	4,286	26,893	43,960
2020 Estimate	3,885	24,629	40,208
Household Size	2.40	2.80	2.70
Household Income	1 Mile	3 Miles	5 Miles
2020 Average	\$94,253	\$135,961	\$134,775
2020 Median	\$63,614	\$113,992	\$111,378

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