

Parker Keystone

19240 Lincoln Ave | Parker, CO 80138



AVAILABLE

884 SF

PRICING

Call Brokers

NNN

\$17.49/SF

CONTACT

Patrick McGlinchey | 210.303.3149
patrick.mcglinchey@srsre.com

Justin Gregory | 303.803.7170
justin.gregory@srsre.com

Erik Christopher | 303.390.5252
erik.christopher@srsre.com

ABOUT THE PROPERTY

- The most visible retail center in Parker
- Located on the hard corner of SWC Parker Rd (73,849 VPD) and Lincoln Ave (30,980 VPD)
- Full movement on Lincoln Ave, right-in on Parker Rd
- Substantial residential growth underway in the trade area with 5,000 + new sf south of Parker and Hess
- Douglas County is the sixth wealthiest county in the nation



VIDEO TOUR

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,155	71,530	148,453
Daytime Population	10,677	63,694	138,849
Avg. Household Income	\$142,174	\$157,744	\$170,571
Estimated Households	1,255	26,477	54,376

Year: 2024 | Source: Esri

TRAFFIC COUNTS

E Lincoln Ave	20,000 VPD
E Lincoln Ave, west of site	28,000 VPD
S Parker Rd, north of site	62,000 VPD
S Parker Rd, south of site	56,000 VPD

Year: 2024 | Source: Town of Parker

Parker Keystone

19240 Lincoln Ave | Parker, CO 80138



Suite	Tenant	SF
PK1-100	Wingstop	1,500
PK1-110	F45 Training	2,506
PK1-120	Rita's Italian Ice	1,000
PK1-130	Las Tortugas	2,000
PK2-100	Dunkin' Donuts	2,109
PK2-110	Lady Jane's Haircuts for Men	1,200
PK2-120	AAA Auto Club Group	2,602
PK2-130	AVAILABLE	884
PK2-140	Tokyo Joe's	2,800

Parker Keystone - Trade Aerial

19240 Lincoln Ave | Parker, CO 80138



DEMOGRAPHIC HIGHLIGHTS

1 MILE

3,155 Population	10,677 Total Daytime Population	\$142,174 Average Household Income	1,255 Total Households
---------------------	---------------------------------------	------------------------------------------	------------------------------

3 MILES

71,530 Population	63,694 Total Daytime Population	\$157,744 Average Household Income	26,477 Total Households
----------------------	---------------------------------------	------------------------------------------	-------------------------------

5 MILES

148,453 Population	138,849 Total Daytime Population	\$170,571 Average Household Income	54,376 Total Households
-----------------------	----------------------------------------	------------------------------------------	-------------------------------

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

SOURCE





SRS Real Estate Partners
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

Patrick McGlinchey
210.303.3149
patrick.mcglinchey@srsre.com

Justin Gregory
303.390.5240
justin.gregory@srsre.com

Erik Christopher
303.390.5252
erik.christopher@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.