



## AVAILABLE

884 SF

## PRICING

Call Brokers

## NNN

\$17.49/SF

## CONTACT

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## 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

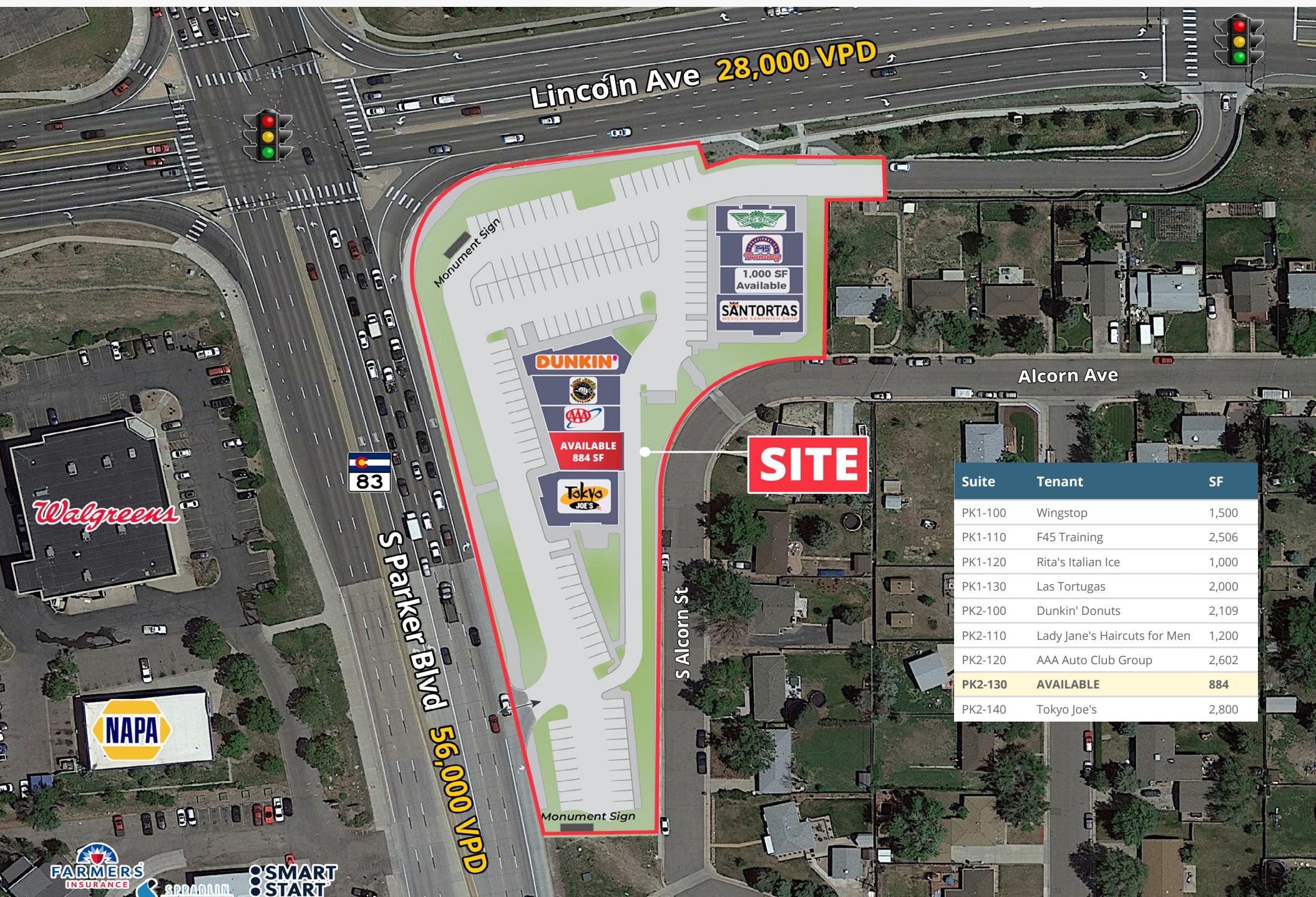
## TRAFFIC COUNTS

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



# Parker Keystone - Trade Aeria

19240 Lincoln Ave | Parker, CO 80138



## DEMOGRAPHIC HIGHLIGHTS

1 MIL

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





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