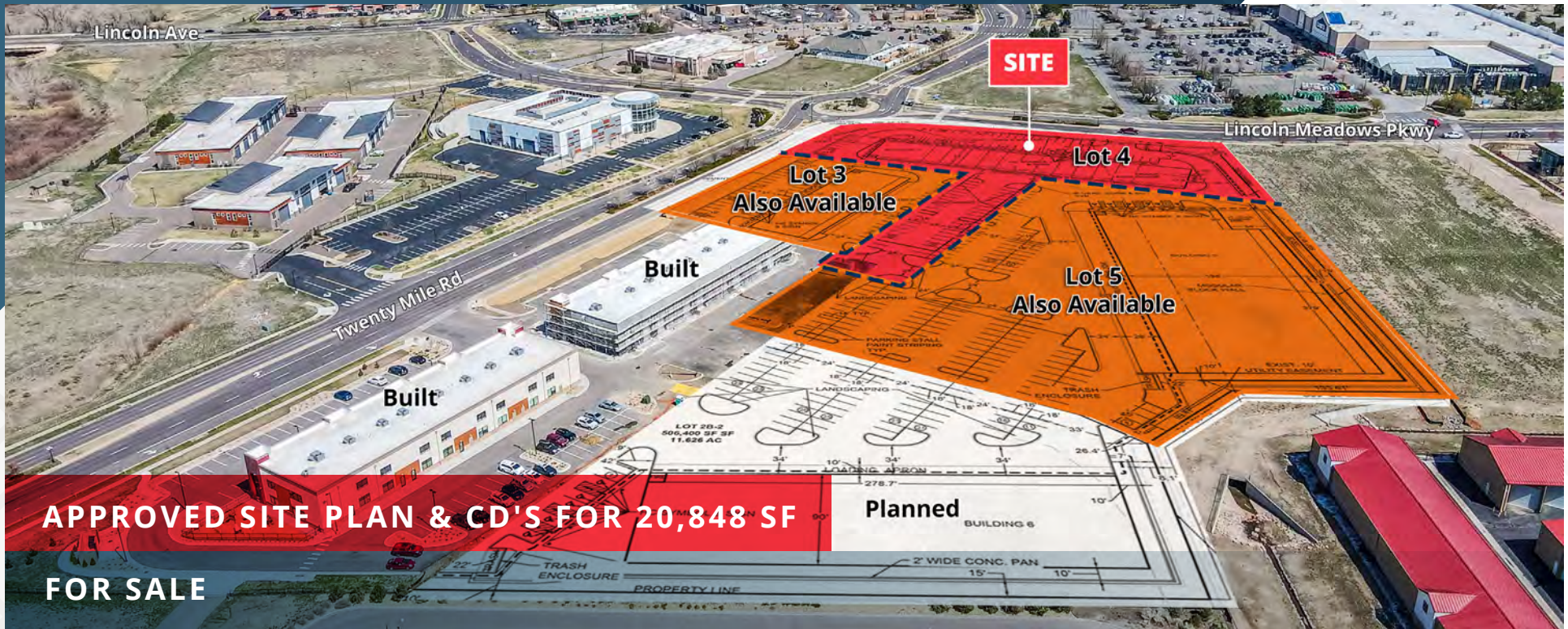


# The Hub Lot 4

10108 Twenty Mile Rd | Parker, CO 80134



## AVAILABLE

1.994 Acres - Lot 4

3.209 Acres - Lot 3 & 4

6.646 Acres - Lots 3, 4, & 5

## PRICE

\$1,389,738

## PRICE PSF

\$16.00/SF

## ZONING

Lincoln Meadows PD

## CITY/COUNTY

Parker/Douglas

## 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 Rd & Lincoln Meadows Pkwy and facing Lowe's – allows for a wide variety of uses from retail to light industrial

## TRAFFIC COUNTS

Dransfeldt Rd 11,614 VPD

E Lincoln Ave 30,980 VPD

Year: 2022 | Source: Esri

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,066	76,153	134,962
Total Households	3,153	27,515	49,595
Avg. Household Income	\$122,994	\$153,027	\$156,032
Daytime Population	11,228	65,167	129,899

Year: 2022 | Source: Esri

## CONTACT

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Justin Gregory | 303.390.5240 | [justin.gregory@srsre.com](mailto:justin.gregory@srsre.com)



# The Hub Lot 4

10108 Twenty Mile Rd | Parker, CO 80134



**SITE**

Lot 4

Lot 3  
Also Available

Lot 5  
Also Available

Built

Planned

**LOWE'S**

**Parker Police Department**

**BlueMountain Self Storage**  
Make Room for Life

**RV VAULT**

**KindiePrep**

**11,000 VPD**

**11,614 VPD**

**Splash**  
MOBILE DETAIL

**Caribou Gear**  
Outdoor Equipment Company

**VEHICLE VAULT**

**THE SALVATION ARMY**

**Twenty Mile Rd**

**Lincoln Meadows Pkwy**

**Dransfeldt Rd**







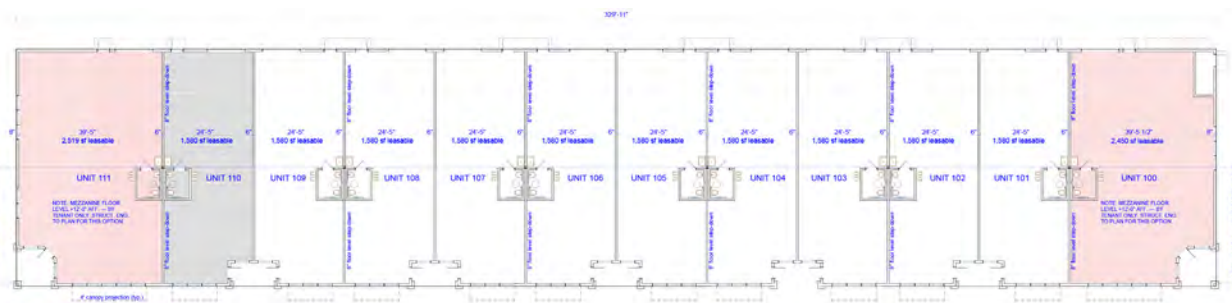
# The Hub Lot 4

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### EXTERIOR FINISH MATERIALS

- 1 FIELD-GEMENFROD STUCCO-BASF ENERGY "B" ROOF
- 2 STUCCO OVER CORNER "F" WALLS WITH "D" ENERGY "B" ROOF
- 3 TOWER METAL SCREENING SERIES - FLAT METAL PANELS COLOR RUSTIC ART
- 4 METAL PANELS METAL SCREENING SERIES - FLAT METAL PANELS COLOR COPPER
- 5 WOOD-CORNER STONE "STONECAST STACK STONE"
- 6 METAL CORNER WINDOWS - CAMPIER DARK BRONZE
- 7 CORNER "D" STUCCO "D" ROOF
- 8 STUCCO BRICK SCREENING "BRICK"
- 9 OVERHEAD DOORS - PAINT TO MATCH PANELS COPPER
- 10 STAINLESS STEEL PAINT TO MATCH FIELD FIELD
- 11 BRACK SCREEN WALL - PAINT TO MATCH TRIP ROOF
- 12 METAL STUCCO DOORS - PAINT TO MATCH TRIP ROOF
- 13 FLASHING/OUTLET/UTILITY CAB - PAINT TO MATCH ADJACENT
- 14 METAL STUCCO CORNER "D" ROOF ALUMINUM FINISH GRAY
- 15 METAL STUCCO BRACK ROOF - COLOR DARK BRONZE
- 16 TOWER ROOF FINISHING STEEL TUBES - COLOR DARK BRONZE



**BUILDING 4** 20,848 SF GROSS  
3/32" = 1'-0"



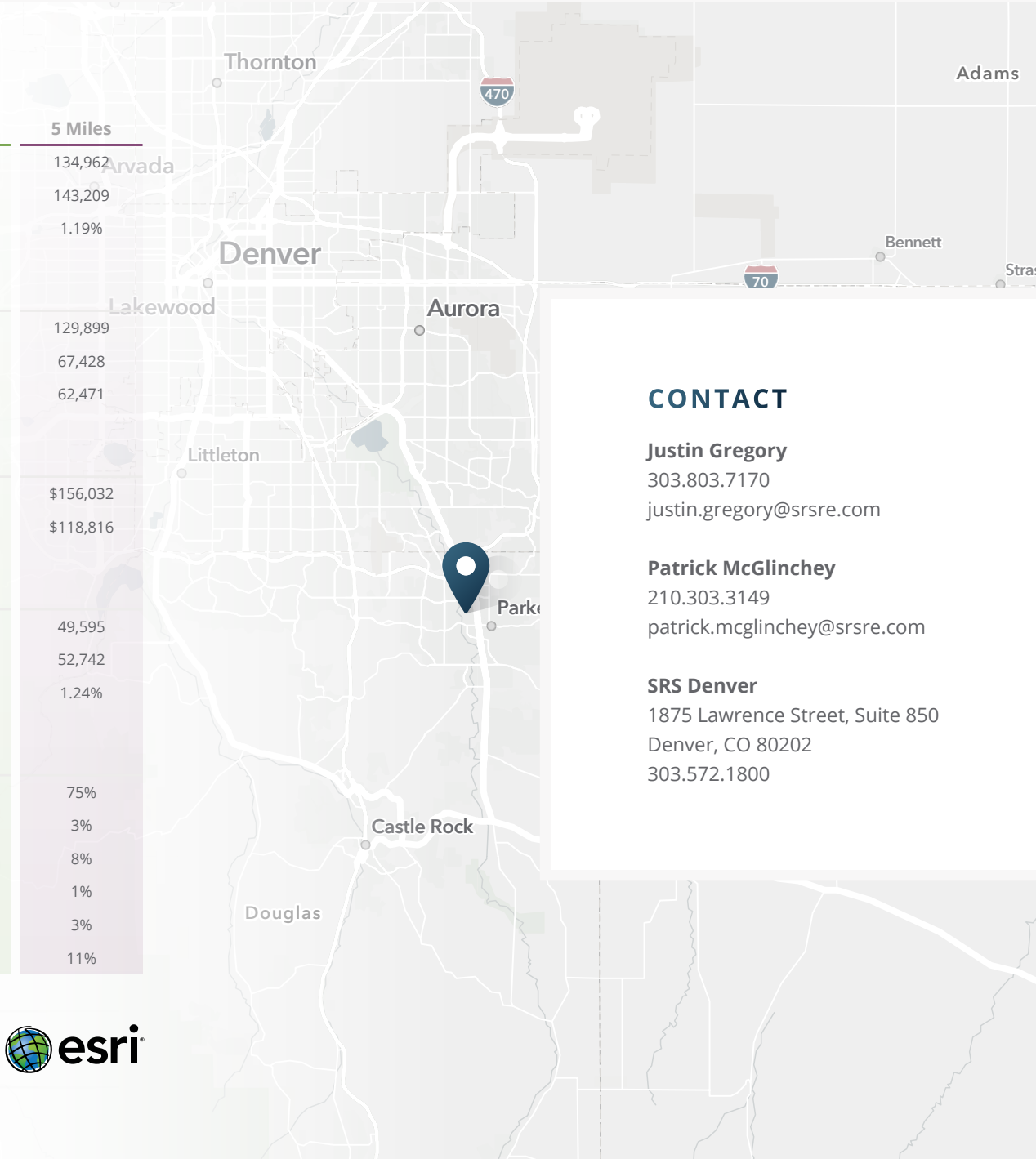
# The Hub Lot 4

10108 Twenty Mile Rd | Parker, CO 80134



## DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2022 Estimated Population	8,066	76,153	134,962
2027 Projected Population	8,495	81,127	143,209
Projected Annual Growth 2022 to 2027	1.04%	1.27%	1.19%
<b>Daytime Population</b>			
2022 Daytime Population	11,228	65,167	129,899
Workers	7,671	30,099	67,428
Residents	3,557	35,068	62,471
<b>Income</b>			
2022 Est. Average Household Income	\$122,994	\$153,027	\$156,032
2022 Est. Median Household Income	\$98,082	\$119,689	\$118,816
<b>Households &amp; Growth</b>			
2022 Estimated Households	3,153	27,515	49,595
2027 Projected Households	3,341	29,453	52,742
Projected Annual Growth 2022 to 2027	1.17%	1.37%	1.24%
<b>Race &amp; Ethnicity</b>			
2022 Est. White	77%	77%	75%
2022 Est. Black or African American	2%	2%	3%
2022 Est. Asian or Pacific Islander	7%	8%	8%
2022 Est. American Indian or Native Alaskan	1%	1%	1%
2022 Est. Other Races	3%	2%	3%
2022 Est. Hispanic	12%	11%	11%



## CONTACT

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

