10108 Twenty Mile Rd | Parker, CO 80134





### **AVAILABLE**

1.994 Acres - Lot 4 5.431 Acres - Lot 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 <u>HERE</u>
- 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: 2025 | Source: Esri

### **DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Population	7,590	78,842	141,346
Total Households	2,943	28,986	52,405
Avg. Household Income	\$148,116	\$168,745	\$167,645
Daytime Population	12,734	69,485	139,928
Year: 2025   Source: Esri			

## CONTACT

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Bennett

Adams

Strasl

### **DEMOGRAPHIC HIGHLIGHTS**

Population	1 Mile	3 Miles	5 Miles
2025 Estimated Population	7,590	78,842	141,346 rvada
2030 Projected Population	8,028	86,916	154,900
Projected Annual Growth 2025 to 2030	1.13%	1.97%	1.85%
Daytime Population			Lakewood
2025 Daytime Population	12,734	69,485	139,928
Workers	9,307	32,396	73,784
Residents	3,427	37,089	66,144
Income			Lit
2025 Est. Average Household Income			
2025 Est. Median Household Income			
Households & Growth			
2025 Estimated 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%

Thornton

Denver

Douglas

Littleton

Aurora

Castle Rock

### **CONTACT**

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#### **SRS Denver**

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<sup>&</sup>gt; Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

