



Commercial Property Available for Lease or Sale

13075 Copperhead Trail, Parker, CO 80134

Property Overview:

Lot Size: ±37,984 SF (0.87 AC)

Restrictions: Gas/convenience, coffee, car wash, auto maintenance, car service and repair, banks, fast food restaurants/ drive-thru & general dentistry

- Premier site or commercial space for medical, veterinary, retail, limited quick serve restaurants (QSR) and more subject to restrictions and zoning regulations
- Excellent demographics and growing traffic counts
- Situated along Parker Rd. (SH 83) & Stroh Rd. with over 40,588 VPD
- Join Murphy Express, Firestone, Bank of America, Copperhead Dental, and daycare coming soon

Contact

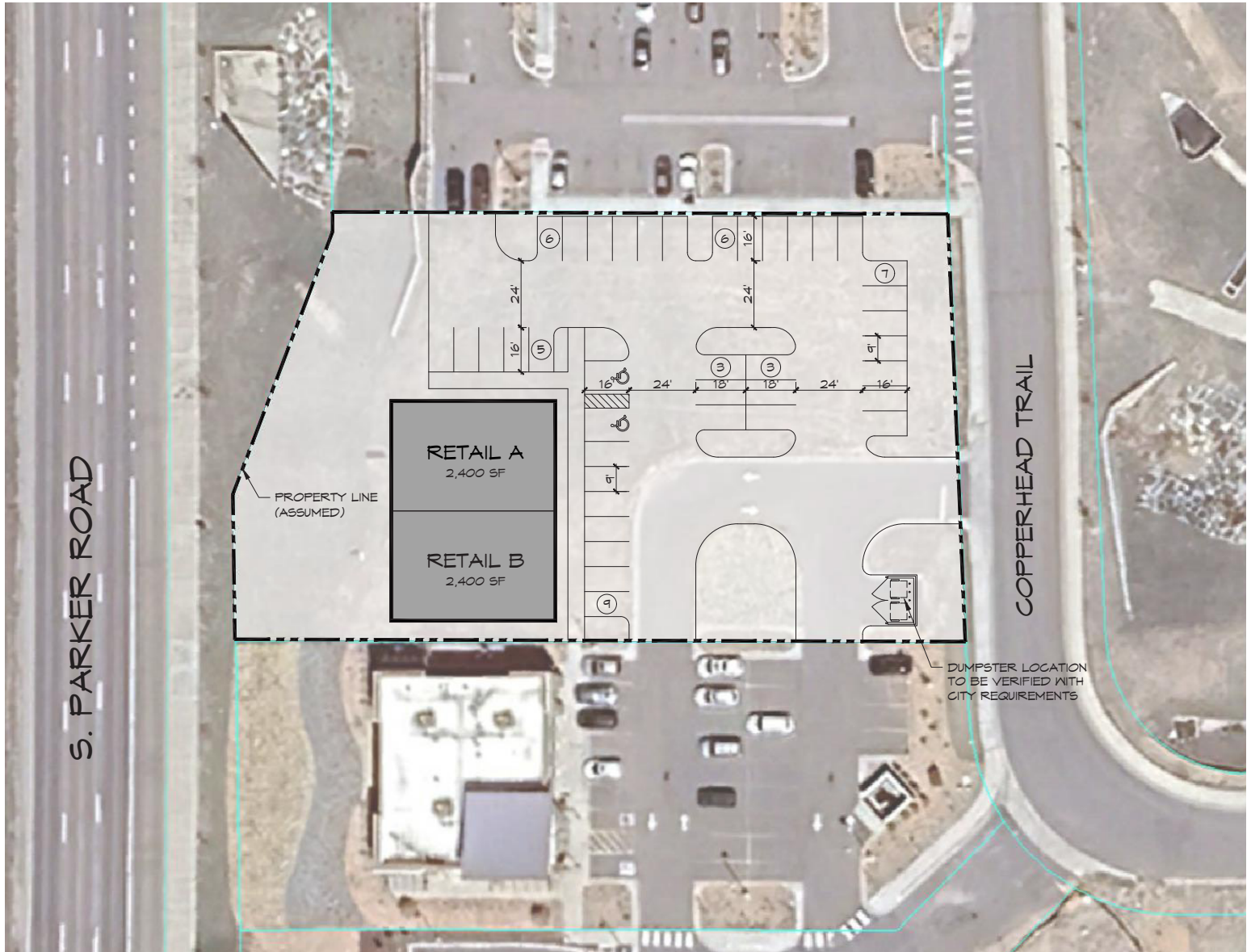
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Potential Concept Plan



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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2028 Projection	4,936	53,188	103,441
2023 Estimate	4,676	49,716	96,393
Growth 2023-2028	1.1%	1.4%	1.5%
Median Age	39.2	39.3	39.4
Households	1 mile	3 miles	5 miles
2028 Projection	1,926	18,315	35,604
2023 Estimate	1,821	17,105	33,147
Household Income	1 mile	3 miles	5 miles
2023 Average	\$122,829	\$147,956	\$154,718
2023 Median	\$97,485	\$127,457	\$133,337

Source: CoStar

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