

# Parker Keystone

19240 Lincoln Ave | Parker, CO 80138



## 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

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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	<b>AVAILABLE</b>	<b>884</b>
PK2-140	Tokyo Joe's	2,800





## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

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

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

148,453 Population	138,849 Total Daytime Population	\$170,571 Average Household Income	54,376 Total Households
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> Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





**SRS Real Estate Partners**

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