TRADE AREA DEMOGRAPHICS **TRAFFIC COUNTS** 1 Mile 3 Mile 5 Mile On Parker Road north of Hess Road 45,298 Cars/day **Population** 9,131 60,538 112,306 44,107 Cars/day On Parker Road south of Hess Road Average HH Income \$187,203 \$183,462 \$190,150 On Hess Road east of Parker Road 19,638 Cars/day **Businesses** 390 2.444 4,328 22,433 Cars/day On Hess Road west of Parker Road **Employees** 1,821 13.885 23.414

Lincoln Ave. STONEGATE BELL CROSS RANCH SIERRA RIDGE HOMESTEAD NEWLIN PARKER PETSMART 298 DU MERIDIAN VILLAGE 4,750 DU **CANTERBERRY** CROSSING 3,200 DU REGENCY 192 DU NEWLIN BLACK BEAR HIDDEN MEADOWS 103 DU RIVER 938 DU's Michaels SPIRIT RIDGE 114 DU 556 DU 203 DU TEL OPE IDYLLWILDE HEIGHTS 202 DU 919 DU ROBINSON STROH RANCH 2,817 DU SUNMARKE **LOOKING GLASS** 3,082 DU COLORADO GOLF CLUB

FOR MORE INFORMATION, PLEASE CONTACT



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PINE BLUFFS PLAZA

NEC OF PARKER ROAD & HESS ROAD - PARKER, CO



- New Multi-Tenant building planned.
- Flexible sizes starting at 1,200 SF. Patio endcaps available!
- Seeking restaurant, dental, vision and other retail users.
- New retail development with high traffic counts (over 67,000 cars per day).
- Commercial pad available for ground lease.
- Exceptional trade area demographics with an Average Household Income over \$183,000 within a 3-mile radius.





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PINE BLUFFS PLAZA

NEC OF PARKER ROAD & HESS ROAD - PARKER, COLORADO







Site plan is approximate and are subject to change without prior notice

The information contained herein was obtained from sources deemed reliable.

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