

TRADE AREA DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile | | |
|-------------------|-----------|-----------|-----------|-----------------------------------|-----------------|
| Population | 9,131 | 60,538 | 112,306 | On Parker Road north of Hess Road | 45,298 Cars/day |
| Average HH Income | \$187,203 | \$183,462 | \$190,150 | On Parker Road south of Hess Road | 44,107 Cars/day |
| Businesses | 390 | 2,444 | 4,328 | On Hess Road east of Parker Road | 19,638 Cars/day |
| Employees | 1,821 | 13,885 | 23,414 | On Hess Road west of Parker Road | 22,433 Cars/day |

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS

Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT

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PINE BLUFFS PLAZA

NEC OF PARKER ROAD & HESS ROAD - PARKER, CO



- Commercial pads available for ground lease.
- New retail development with high traffic counts (over 67,000 cars per day).
- Exceptional trade area demographics with an Average Household Income over \$183,000 within a 3-mile radius.

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RETAIL BROKERAGE

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

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PINE BLUFFS PLAZA

NEC OF PARKER ROAD & HESS ROAD - PARKER, COLORADO

