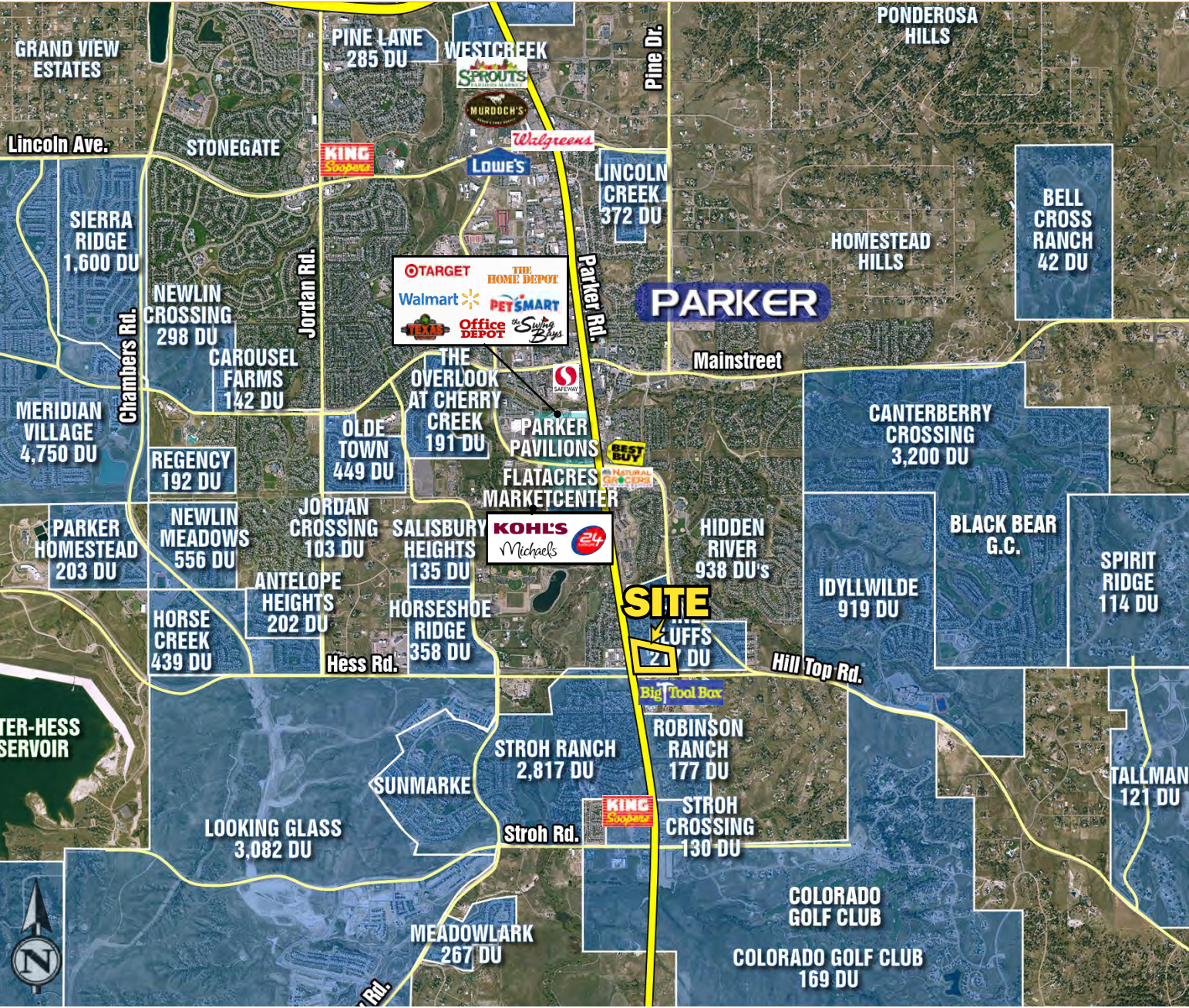


TRADE AREA DEMOGRAPHICS				TRAFFIC COUNTS	
	1 Mile	3 Mile	5 Mile		
Population	9,131	60,538	112,306	On Parker Road north of Hess Road	45,298 Cars/day
Average HH Income	\$187,203	\$183,462	\$190,150	On Parker Road south of Hess Road	44,107 Cars/day
Businesses	390	2,444	4,328	On Hess Road east of Parker 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				Source: CDOT 2025	



FOR MORE INFORMATION, PLEASE CONTACT



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BROKER DISCLOSURE

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.

KOELBEL

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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. David, Hicks & Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.

