

# PINE LANE PLAZA



12543 N. HWY 83 - PARKER, CO (PARKER ROAD & PINE LANE - JUST SOUTH OF E-470)



## PROPERTY HIGHLIGHTS

- High traffic intersection of Parker Rd & Pine Ln
- Directly across from IN-N-OUT on Pine Lane.
- Zoned Mixed use commercial (MC)

## TRAFFIC COUNTS

On S Parker Rd east of Pine Ln 60,189 CPD

On Pine Ln West of S Parker Rd 11,959 CPD

Source: CDOT 2026

## NEARBY RETAILERS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,113	69,305	164,650
AVERAGE HH INCOME	\$113,932	\$166,190	\$179,264
BUSINESSES	514	2,940	7,681
EMPLOYEES	3,805	18,323	68,839

Source: Applied Geographic Solutions, 2026 Estimates

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## AVAILABLE

- 1.5 AC Available Land For Ground Lease
- 1,275 - 2,873 SF Available For Lease







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Greenwood Village, CO 80111

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