

ANTHOLOGY SOUTH

NWQ PARKER ROAD & STROH ROAD - PARKER, CO



PROPERTY HIGHLIGHTS

- **Commercial Pads Available for SALE or GROUND LEASE!**
- Mixed-Use zoning allows for a variety of uses.
- All off-site work, utilities, and public improvements complete.
- Pads ready for immediate development.
- High growth, high income suburban location anchored by King Soopers.

NEARBY RETAILERS



TRAFFIC COUNTS

On Parker Rd north of Stroh Rd	42,298 CPD
On Parker Rd south of Stroh Rd	36,509 CPD
On Stroh Rd west of Parker Rd	9,589 CPD

Source: CDOT 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,616	49,841	98,718
AVERAGE HH INCOME	\$141,611	\$187,450	\$198,906
BUSINESSES	191	1,844	3,824
EMPLOYEES	807	9,581	20,737

Source: Applied Geographic Solutions, 2026

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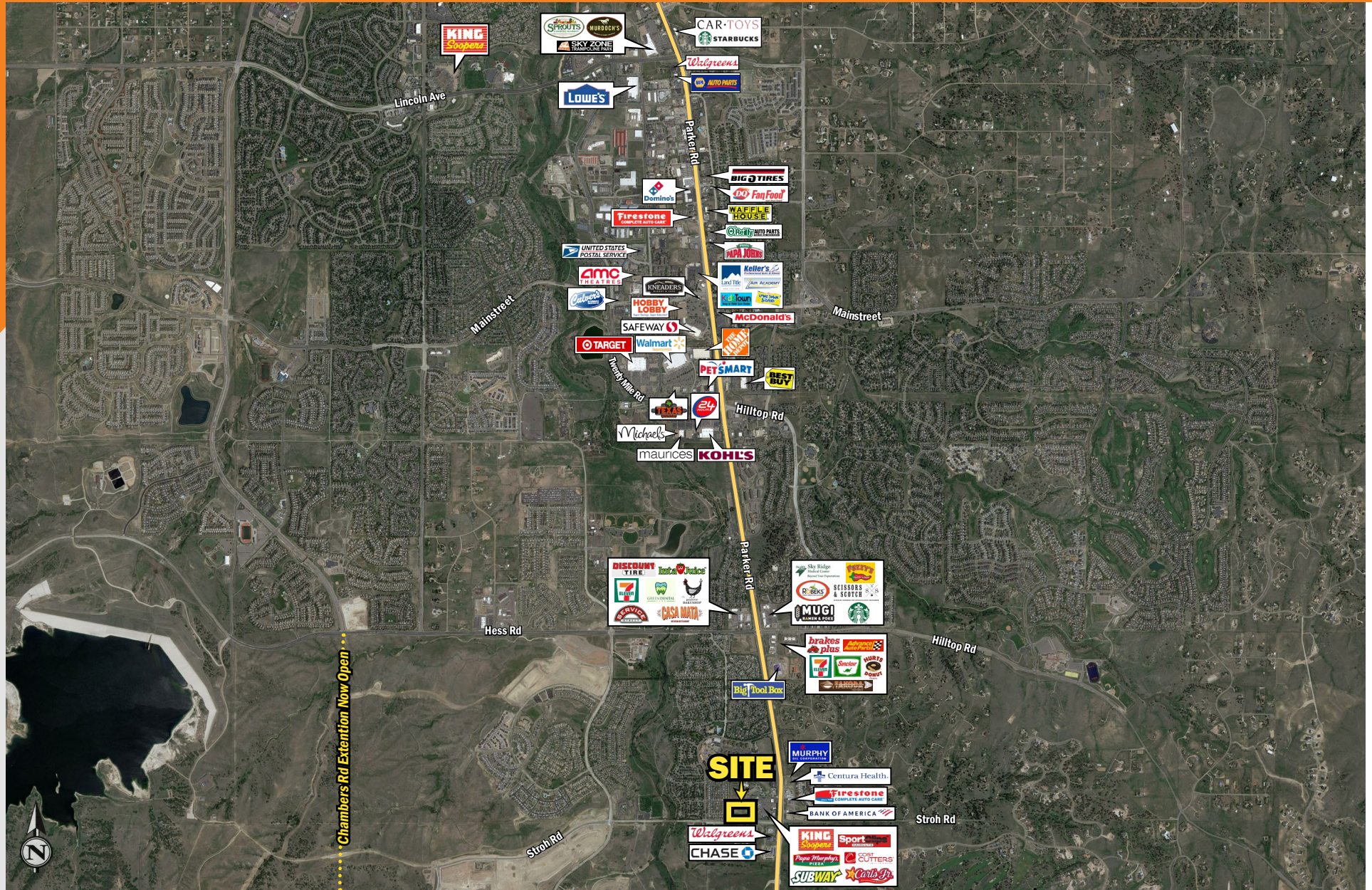
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RETAIL BROKERAGE



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Parker Residential Trade Area Aerial

County Line Rd. 470

PROMENADE

PARK MEADOWS WALL

INVERNESS BUSINESS PARK

COMPARK

COTTONWOOD MEADOWS

COTTONWOOD HIGHLANDS 1,230 DU

PRairie MEADOWS 721 DU

CROWN POINT

KINGS POINT 1,600 DU

KINGS POINT SOUTH 625 DU

KINGS POINT PRUSSE

HERITAGE EAGLE BEND G.C.

INSPIRATION/ROCKING HORSE 2,000 DU

Inspiration Dr.

PONDEROSA HILLS

BLACK FOREST ESTATES

WHISPERING PINES 610 DU

ARAPAHOE COUNTY

DOUGLAS COUNTY

TRAILS 139 DU

PINEY LAKE TRAILS 175 DU

BLACKSTONE 900 DU

HERITAGE HILLS 650 DU

MERIDIAN INT'L BUSINESS CENTER

MERIDIAN G.C.

PARK RIDGE CORP. CTR.

SKY RIDGE MEDICAL CENTER

MERIDIAN COMMONS 2,250 DU

GRAND VIEW ESTATES

Lincoln Ave.

STONEGATE

PINE LAKE 285 DU

WESTCREEK 290 DU

PARKER ADVENTIST HOSPITAL

Lincoln Ave.

SIERRA RIDGE 1,600 DU

NEWLIN CROSSING 298 DU

CAROUSEL FARMS 142 DU

Jordan Rd.

THE OVERLOOK AT CHERRY CREEK 191 DU

PARKER PAVILIONS FLATACRES MARKETCENTER

OLDE TOWN 449 DU

REGENCY 192 DU

NEWLIN MEADOWS 556 DU

JORDAN CROSSING 103 DU

SALISBURY HEIGHTS 135 DU

HORSESHOE RIDGE 358 DU

ANTelope HEIGHTS 202 DU

HORSE CREEK 439 DU

PARKER HOMESTEAD 203 DU

STROH RANCH 2,817 DU

STROH CROSSING 130 DU

ROBINSON RANCH 177 DU

PINE BLUFFS 217 DU

HIDDEN RIVER 938 DU's

CANTERBERRY CROSSING 3,200 DU

BLACK BEAR G.C.

SPiRIT RIDGE 114 DU

IdYLLWILDE 919 DU

TALLMAN 121 DU

FiELDS 369 DU

COLOrADO GOLF CLUB 169 DU

THE PINERY C.C.

THE PINERY & THE TIMBERS 4,855 DU

STONE CREEK RANCH 329 DU

ALLISON RANCH 360 DU

TRAILS AT CROWFOOT 824 DU

MEADOWLARK 267 DU

CASTLE PARK RANCH 37 DU

CASTLE PINES NORTH 2,710 DU

THE RIDGE G.C.

CASTLE PINES VALLEY 500 DU

CASTLE PINES TOWN CENTER 520 DU

THE C.C. AT CASTLE PINES

THE CANYONS 2,500 DU

RUETER-HESS RESERVOIR

Chambers Rd. Extension Now Open

Stroh Rd.

Chambers Rd.

Hess Rd.

Look NG GLASS 3,182 DU

SUNMARKE

MEADOWLARK 267 DU

TRAILS AT CROWFOOT 824 DU

ALLISON RANCH 360 DU

STONE CREEK RANCH 329 DU

THE PINERY C.C.

THE PINERY & THE TIMBERS 4,855 DU

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25

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1



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