PINE BLUFFS PLAZA

NEC OF PARKER ROAD & HESS ROAD - PARKER, CO

dhlb RETAIL BROKERAGE



PROPERTY HIGHLIGHTS

- 2,200 SF retail space available former Perspire Sauna Studio.
- 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.

CLICK HERE TO VIEW PHOTOS

TRAFFIC COUNTS

On Parker Rd north of Hess Rd	45,298 CPD
On Parker Rd south of Hess Rd	44,107 CPD
On Hess Rd east of Parker Rd	19,638 CPD
On Hess Rd west of Parker Rd	22,433 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,131	60,538	112,306
AVERAGE HH INCOME	$187,203	$183,462	$190,150
BUSINESSES	390	2,444	4,328
EMPLOYEES	1,821	13,885	23,414

Source: Applied Geographic Solutions, 2025 **Estimates**

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KOELBEL

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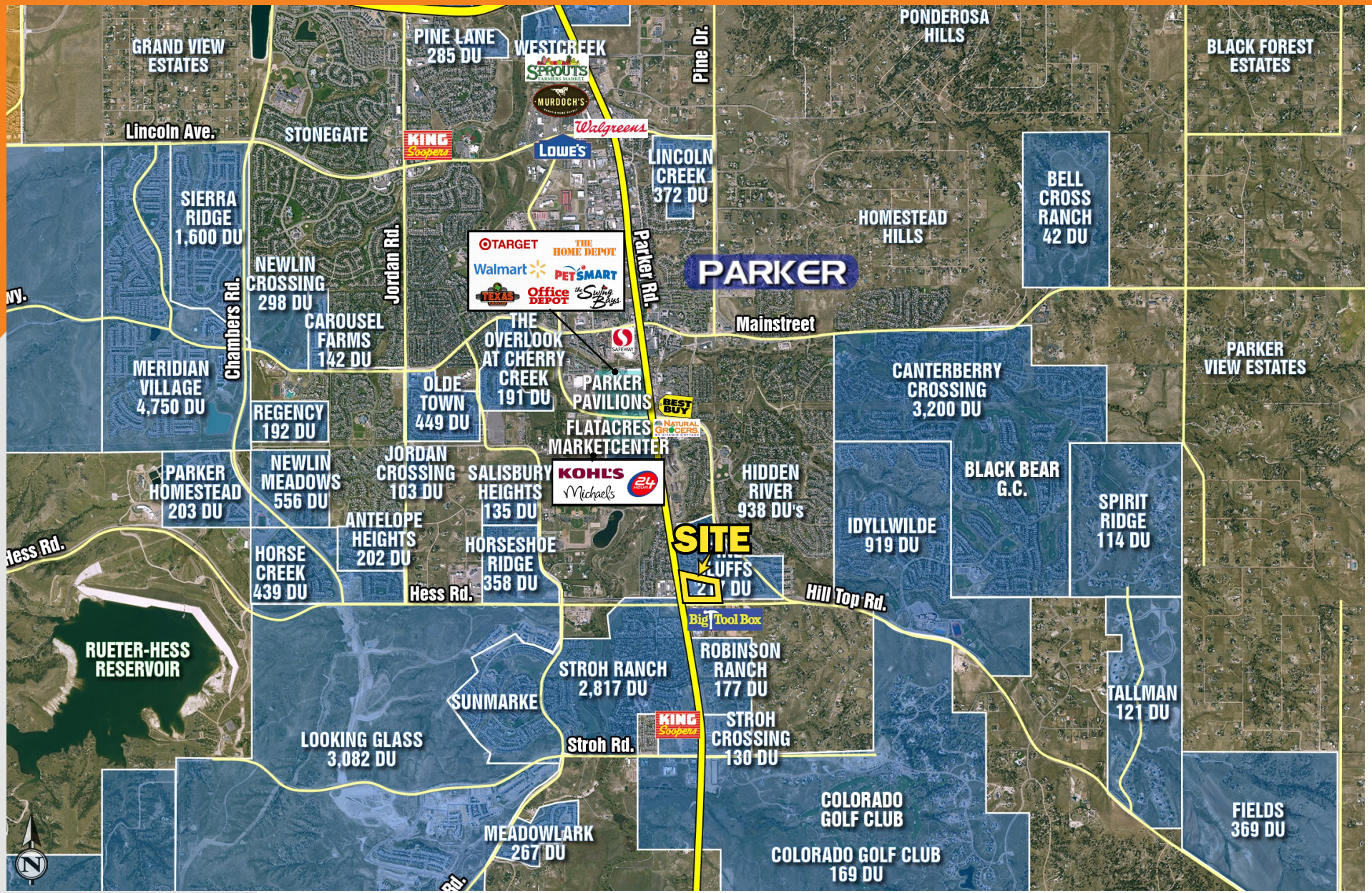
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