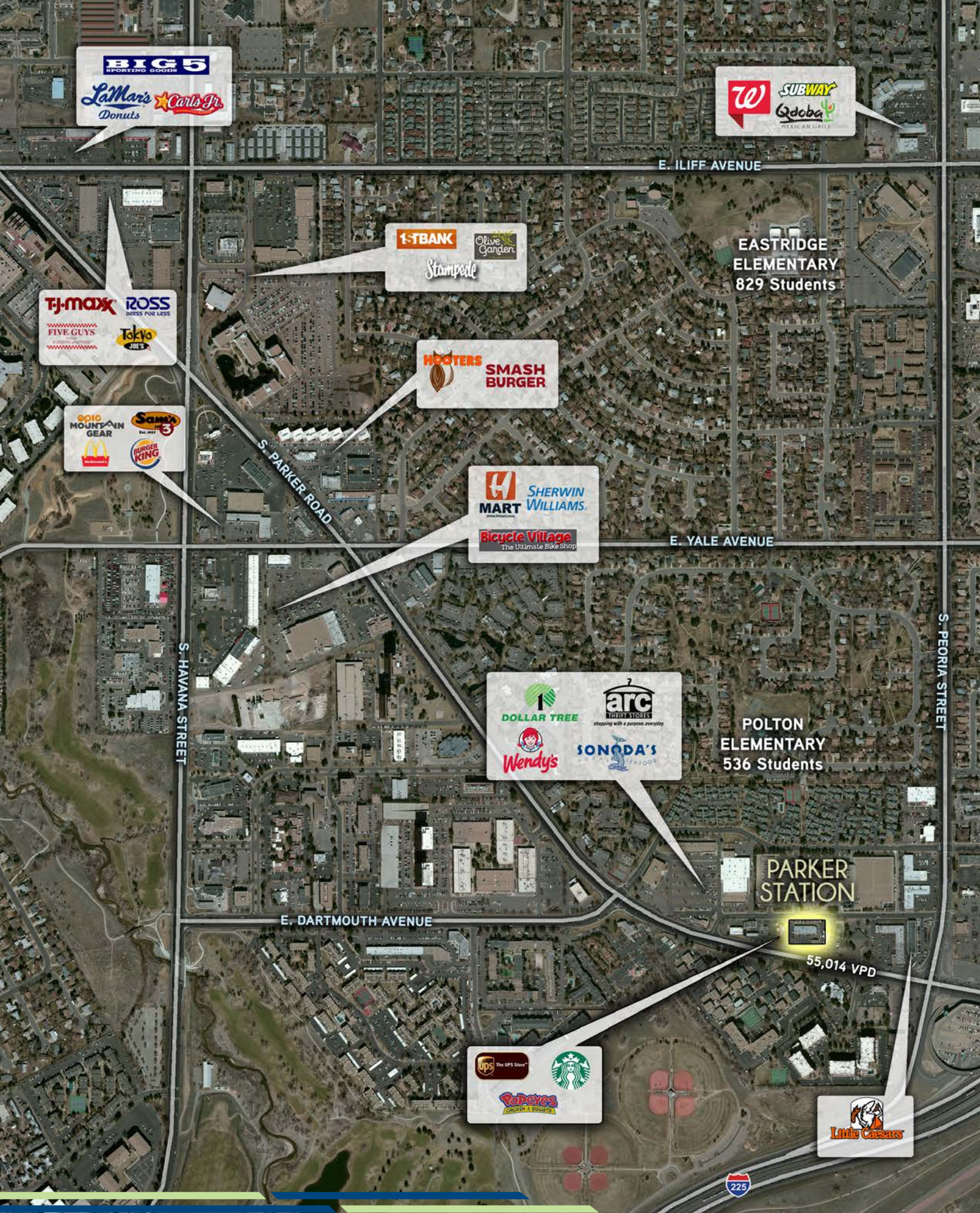




1,224 SF Available

For Lease

Parker Station

3124 South Parker Road
Aurora, Colorado 80014

BRADY KINSEY
720 833 4618
brady.kinsey@colliers.com

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3124 South Parker Road
Aurora, Colorado 80014

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720 833 4618
brady.kinsey@colliers.com

COLLIERS INTERNATIONAL DENVER
4643 South Ulster Street | Suite 1000
Denver, CO 80237
MAIN +1 303 745 5800
FAX +1 303 745 5888
www.colliers.com



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Building Information

Available: 1,224 SF
Lease Rate: Contact Broker for Pricing

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Building Highlights

Densely Populated Trade Area
Excellent Visibility
Monument Signage Available



Traffic Counts

South Parker Road West of Peoria Street: 45,751 VPD
South Parker Road East of Peoria Street: 54,292 VPD
South Parker Road @ Peoria Street: 22,134 VPD

Source: MPSI 2018 Estimates



Population

1 MILE	3 MILES	5 MILES
13,257	150,962	409,388



Daytime Population

1 MILE	3 MILES	5 MILES
19,605	125,791	429,642

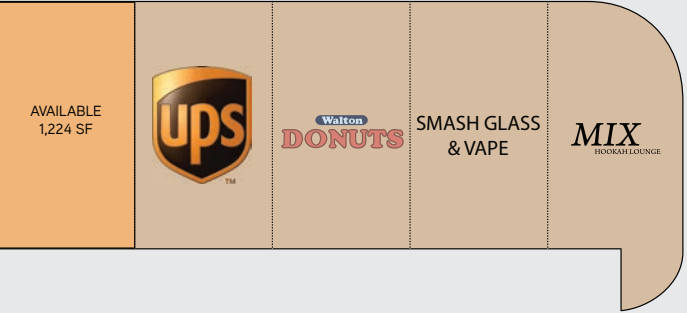


Average Income

1 MILE	3 MILES	5 MILES
\$75,085	\$82,412	\$90,766

Source: ESRI 2019 Estimates

E. DARTMOUTH AVE.



S. PARKER ROAD 48,000 VPD