TRADE AREA DEMOGRAPHICS **TRAFFIC COUNTS** 1 Mile 3 Mile 5 Mile On Parker Road north of Hess Road 45,298 Cars/day **Population** 9,131 60,538 112,306 44,107 Cars/day On Parker Road south of Hess Road Average HH Income \$187,203 \$183,462 \$190,150 On Hess Road east of Parker Road 19,638 Cars/day **Businesses** 390 2.444 4,328 22,433 Cars/day On Hess Road west of Parker Road **Employees** 1,821 13.885 23.414

Lincoln Ave. STONEGATE BELL CROSS RANCH SIERRA RIDGE HOMESTEAD 42 DU NEWLIN PARKER PETSMART 298 DU MERIDIAN VILLAGE 4,750 DU **CANTERBERRY** CROSSING 3,200 DU REGENCY 192 DU NEWLIN BLACK BEAR HIDDEN MEADOWS 103 DU RIVER 938 DU's Michaels SPIRIT RIDGE 114 DU 556 DU 203 DU TEL OPE IDYLLWILDE HEIGHTS 202 DU 919 DU ROBINSON STROH RANCH 2,817 DU ŚUNWARKE LOOKING GLASS 3,082 DU COLORADO GOLF CLUB

FOR MORE INFORMATION, PLEASE CONTACT



KRISTEN GRANDA

303.577.9964

kristen.granda@dhlb.com

ROBIN NICHOLSON

303.577.9971

robin.nicholson@dhlb.com



PINE BLUFFS PLAZA

NEC OF PARKER ROAD & HESS ROAD - PARKER, CO



- In-line space for lease and commercial pads available for ground lease.
- 2,500 SF space available for lease.
- Seeking dental, vision and other retail users.
- 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.



KRISTEN GRANDA

303.577.9964 kristen.granda@dhlb.com

krisien.granaa@amb.com

ROBIN NICHOLSON

303.577.9971 robin.nicholson@dhlb.com



www.dhlb.com

DAVID, HICKS & LAMPERT BROKERAGE 5750 DTC Parkway, Suite 200 Greenwood Village, CO 80111 T 303.694.6082 F 303.793.0994 www.dhlb.com



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.

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