



HORSE CREEK MEDICAL CENTER

CHAMBERS RD. & HESS RD. | PARKER, CO



**LOT 10 - 1.68 ACRES - 12,500 SF BUILDING
UP TO 5 MEDICAL TENANTS - 2,500 +/- SF
53 PARKING STALLS**

PROPOSED MEDICAL BUILDING FOR LEASE



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

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MEDICAL CENTER
CHAMBERS RD. &
HESS RD. | PARKER, CO

Availability Information

Pricing: Contact Broker
SF: 2,500 – 12,500 SF

Traffic Counts (Town of Parker)

E. Hess Road: 15,117 VPD
S. Chambers Road: 22,687 VPD
MPSI 2022 Estimates

Highlights

- Single story, new proposed medical office building
- Over 14,000 recently built, under construction or approved directly around the site
- Chambers Road is expansion / connection is scheduled to be completed in Summer 2024
- Join new and coming soon businesses such as McDonalds, New Horizons, Les Schwab, Dunkin' Donuts and more



Demographics

	1 Mile	3 Miles	5 Miles
Population	21,515	53,384	114,394
Average Household Income	\$165,607	\$154,757	\$149,015
Daytime Population	1,943	2,085	5,336

Source: CoStar

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