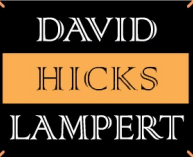


TRADE AREA DEMOGRAPHICS			TRAFFIC COUNTS	
	1 Mile	3 Mile	5 Mile	
Population	14,223	65,447	127,701	On Mainstreet west of Chambers Road
Average HH Income	\$215,802	\$170,723	\$170,847	On Mainstreet east of Chambers Road
Businesses	351	2,548	6,744	On Chambers Rd north of Mainstreet
Employees	1,687	16,230	73,996	On Chambers Rd south of Mainstreet
Source: Applied Geographic Solutions, 2025 Estimates				Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT

**ZANDER RODRIGUEZ**  
303.577.9979  
zander.rodriguez@dhlb.com

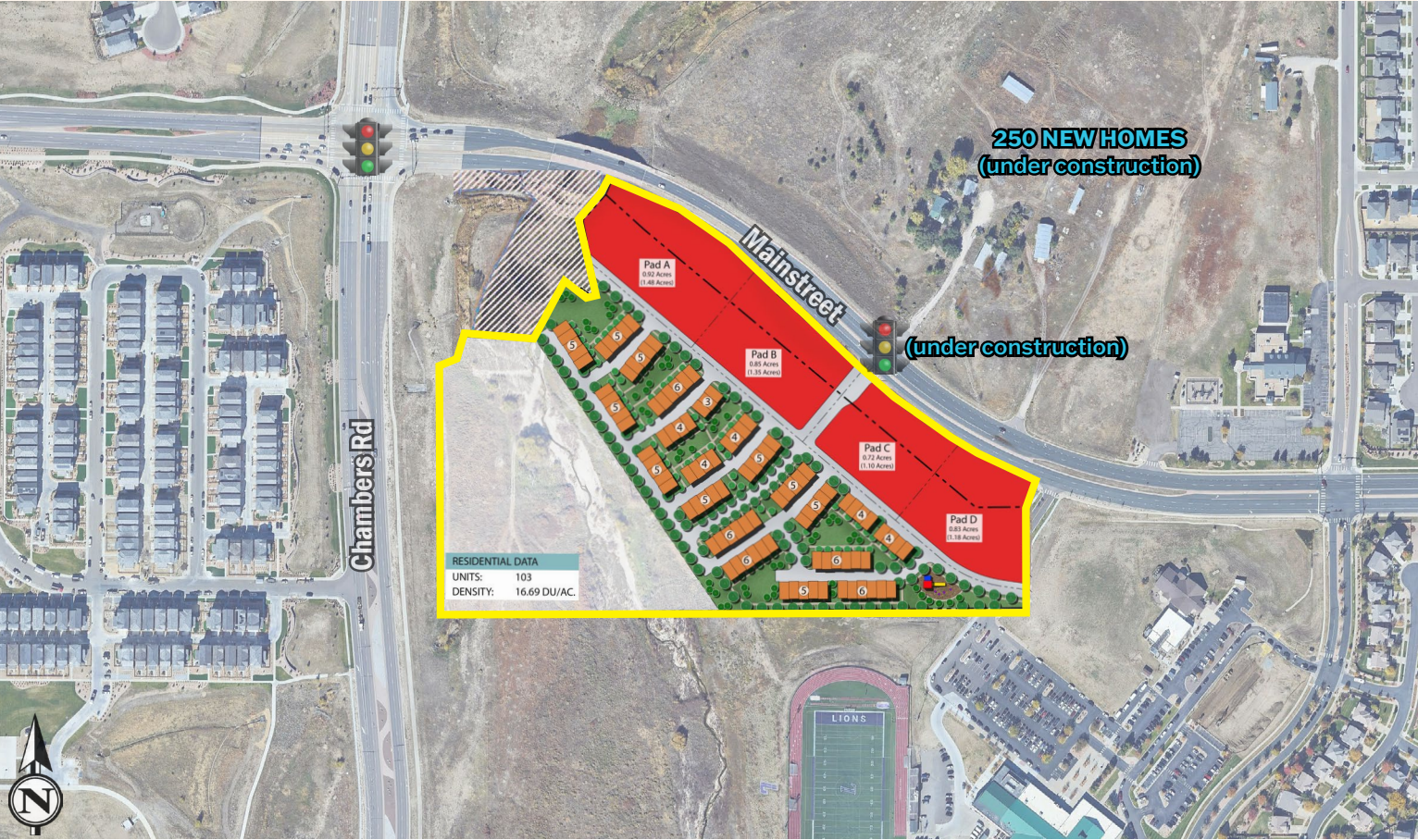


**DANE HORAN**  
303.577.9983  
dane.horan@dhlb.com

# AVAILABLE FOR SALE OR LEASE

# MAINSTREET PARKER

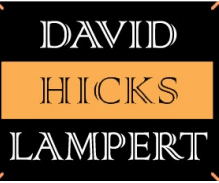
4120 E. MAINSTREET - PARKER, CO



- New Retail Development located in an underserved trade area. Pad sites range from 1 -4 acres and are available for lease or sale and can be combined/subdivided.
- Located in an “up and coming” trade area with several residential developments in some phase located in close proximity to this project.
- Lutheran High School is located adjacent to the south with a total of 1,200 Students.
- New stop light under construction that will provide full access to the site.

**ZANDER RODRIGUEZ**  
303.577.9979  
zander.rodriguez@dhlb.com

**DANE HORAN**  
303.577.9983  
dane.horan@dhlb.com



www.dhlb.com



# AVAILABLE FOR SALE OR LEASE MAINSTREET PARKER

4120 E. MAINSTREET - PARKER, CO

[CLICK HERE FOR  
BROKER DISCLOSURE](#)

- Excellent Pad sites for Gas, Banks, Credit Unions, Coffee, Day Care, Automotive, Sit Down Restaurants and Medical Uses.
- Great visibility to Mainstreet and Chambers with over 60,000 cars per day at the intersection.

DAVID  
HICKS  
LAMPERT

**ZANDER RODRIGUEZ**  
303.577.9979  
zander.rodriguez@dhlb.com

**DANE HORAN**  
303.577.9983  
dane.horan@dhlb.com

The information contained herein was obtained from sources deemed reliable. David, Hicks and Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.

