

**TRADE AREA DEMOGRAPHICS**

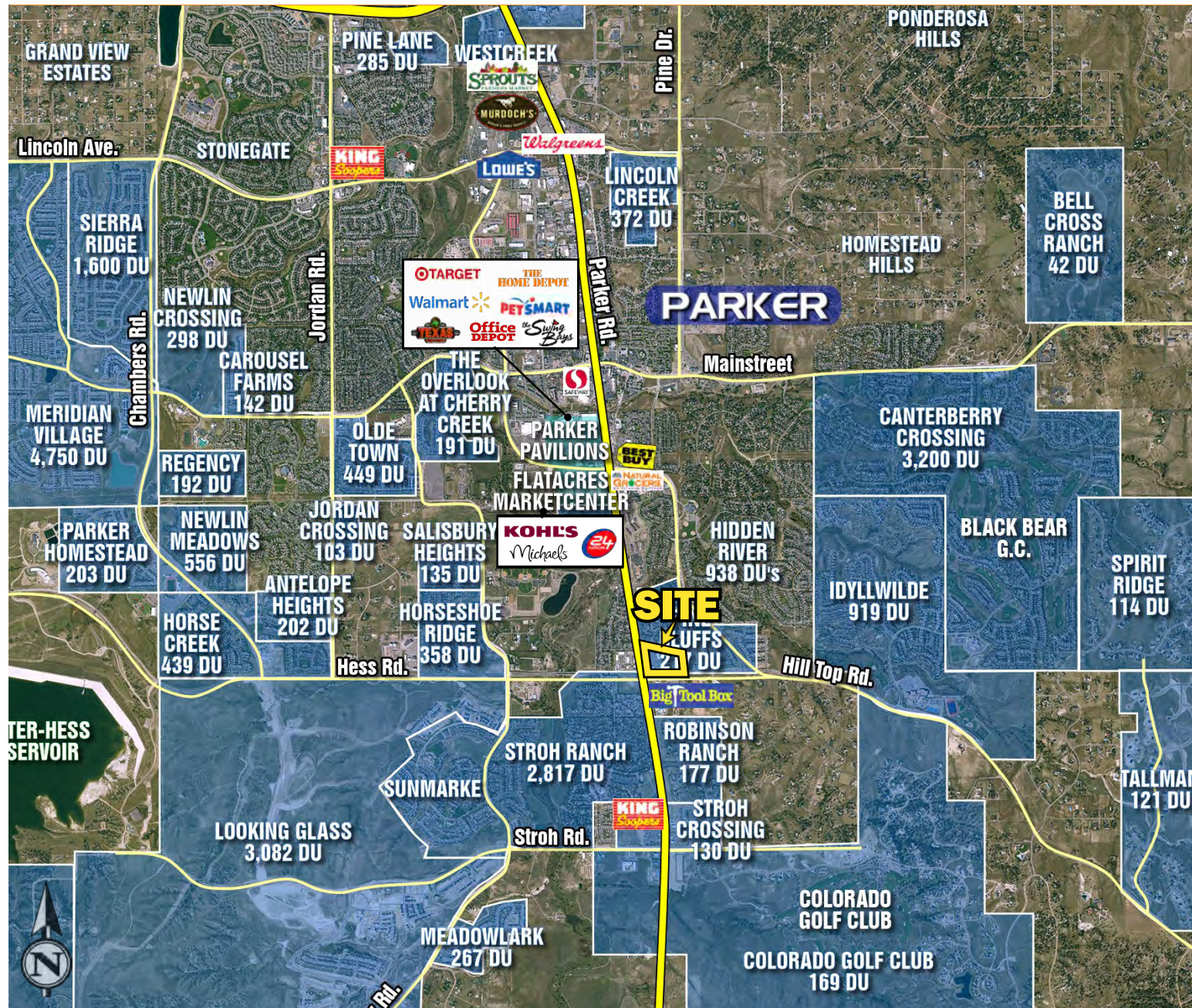
	1 Mile	3 Mile	5 Mile
Population	9,131	60,538	112,306
Average HH Income	\$187,203	\$183,462	\$190,150
Businesses	390	2,444	4,328
Employees	1,821	13,885	23,414

Source: Applied Geographic Solutions, 2025 Estimates

**TRAFFIC COUNTS**

On Parker Road north of Hess Road	45,298 Cars/day
On Parker Road south of Hess Road	44,107 Cars/day
On Hess Road east of Parker Road	19,638 Cars/day
On Hess Road west of Parker Road	22,433 Cars/day

Source: CDOT 2025



**FOR MORE INFORMATION, PLEASE CONTACT**



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# PINE BLUFFS PLAZA

**NEC OF PARKER ROAD & HESS ROAD - PARKER, CO**



- Commercial pads available for ground lease.
- 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.

**KOELBEL**

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# PINE BLUFFS PLAZA

NEC OF PARKER ROAD & HESS ROAD - PARKER, COLORADO



**dhlb**  
RETAIL BROKERAGE

Site plan is approximate and are subject to change without prior notice.

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