

PAD SITE AVAILABLE FOR SALE
OR GROUND LEASE

SITE

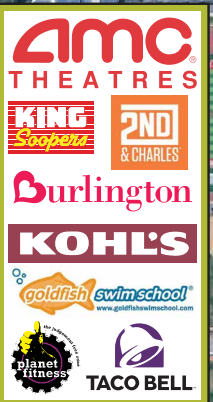
1.411
ACRES

SITE

Arapahoe Rd 64,975 VPD

Arapahoe Rd 64,975 VPD

Parker Rd 57,022 VPD



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 EST. POPULATION	6,635	77,354	254,179
2031 PROJECTED POPULATION	6,828	79,988	264,206
2026 EST. DAYTIME POPULATION	8,782	77,109	294,100
2026 EST. AVG HH INCOME	\$146,417	\$165,913	\$159,573
2026 EST. HOUSEHOLDS	2,687	27,960	96,421
2026 EST. BUSINESSES	492	2,784	11,075

TRAFFIC

PARKER ROAD
57,022 VEHICLES PER DAY

ARAPAHOE ROAD
64,975 VEHICLES PER DAY



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LEGEND
PARTNERS

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HIGHLIGHTS

1.4 ACRE PAD SITE

AVAILABLE FOR GROUND LEASE
OR PURCHASE

EXCELLENT HIGH TRAFFIC AREA
WITH GREAT VISIBILITY

LOCATED AT THE FOCAL POINT OF
THE TRADE AREA

FLEXIBLE ZONING ALLOWS FOR A
VARIETY OF USES



KOHL'S

Bank of America

SITE

**1.411
ACRES**

Parker Rd

57,022 VPD

GRILL

Shw.

Grill

Tires LES SCHWAB

Cane's

Visionworks

Starbucks

REDSTONE BANK

SMOOTHIE KING

COARK COLLECTIVE

Davidsons

CELEBRITY Lanes

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SMOOTHIE KING

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