



REAL ESTATE
INCORPORATED

DAVID M SPRIGGS
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DENVER SERVICE CENTER

1310, 1330, 1350, 1370 & 1390 S. PARKER RD., DENVER, CO

LOCATION DETAILS

- 2,457 SF w/ Potential To Add Three Bay Doors For Lease
- Close Proximity To High Density Residential
- Visibility And Access From S. Parker Road, With An Estimated Traffic Count Of 49,000 +/- VPD.



DEMOGRAPHICS



Population

1 MILE:	3 MILE:	5 MILE:
31,706	206,953	499,962



Households

1 MILE:	3 MILE:	5 MILE:
16,456	95,597	224,828

Avg. Household Income



1 MILE:	3 MILE:	5 MILE:
\$52,208	\$55,618	\$60,900

Avg. Daily Traffic



PARKER ROAD
49,000+ ESTIMATED VPD

- 2,457 SF w/ Potential To Add Three Bay Doors For Lease

No representation or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice.

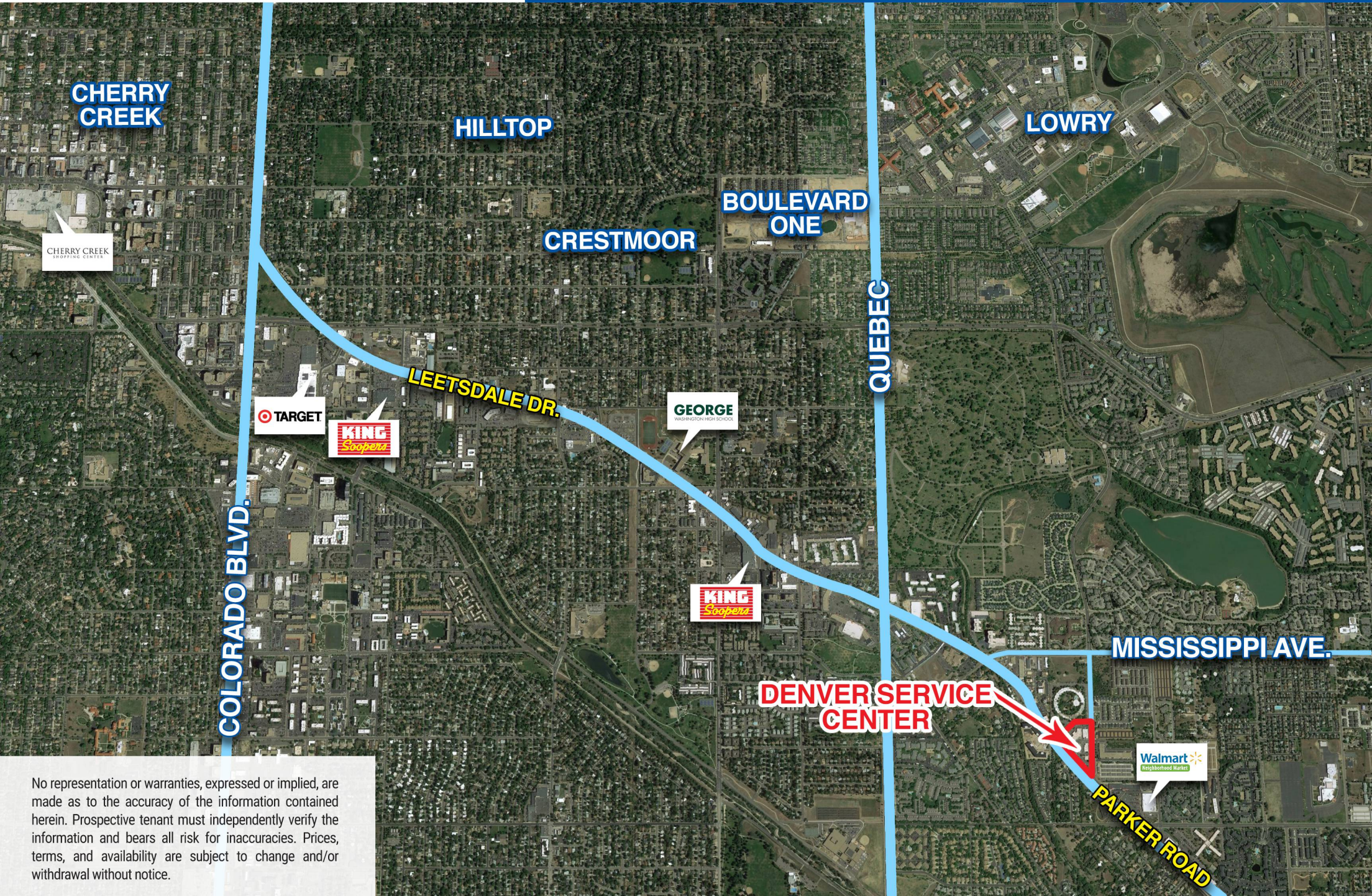


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**JEWELL
AUTO BODY**
The Diamond of the Industry

SCHOMP

 **Falck**

TintMyRide

2,457 SF W/
POTENTIAL TO
ADD 3 BAY DOORS.

**JACOBS
SERVICE
CENTER**


Pep Boys

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← **PARKER ROAD - 49,000 +/- Estimated VPD** →



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