

RETAIL SPACE
FOR LEASE
1,800 SF

PARKER GATEWAY

9700 S PARKER ROAD
PARKER, CO 80138



1060 BANNOCK ST., SUITE 300
DENVER, COLORADO 80204
PHONE 303.592.7300
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LOCATED AT THE INTERSECTION OF S. PARKER ROAD AND E. LINCOLN AVENUE

JOIN STARBUCKS, CAR TOYS AND OTHERS.

HIGH TRAFFIC COUNTS, GREAT VISIBILITY, NEAR HOSPITAL AND BUSINESS CENTERS
ACCESS FROM PARKER ROAD AND LINCOLN AVENUE

SPECIFICATIONS

AVAILABLE: **1,800 SF**
TOTAL BUILDING: **22,144 SF**
LAND AREA: **67,082 SF**
AMENITIES: **GREASE TRAP IN PLACE, OUTDOOR PATIO.**

DEMOGRAPHICS

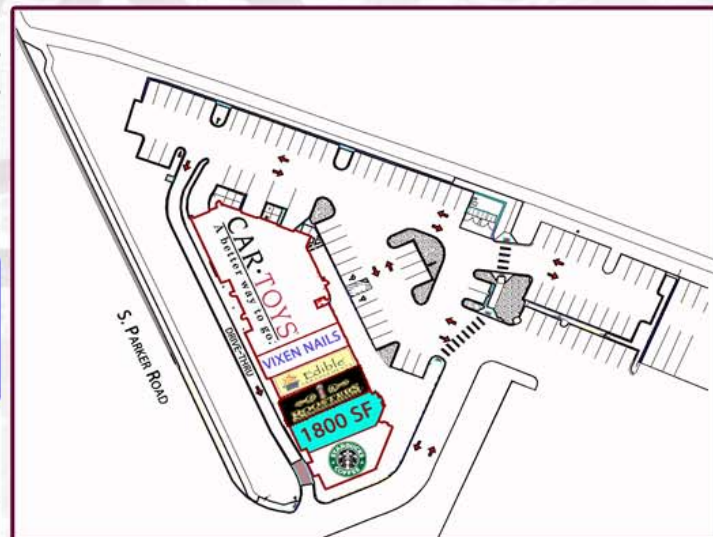
(2009)	1 MILE	3 MILE	5 MILE
EST. POPULATION	7,265	53,195	114,207
MEDIAN HH INCOME	\$127,593	\$114,424	\$121,084
HOUSEHOLDS	2,174	17,333	37,210

TRAFFIC COUNTS

S PARKER ROAD **59,200 VPD**
E LINCOLN AVE **48,318 VPD**



CAR·TOYS
A better way to go.



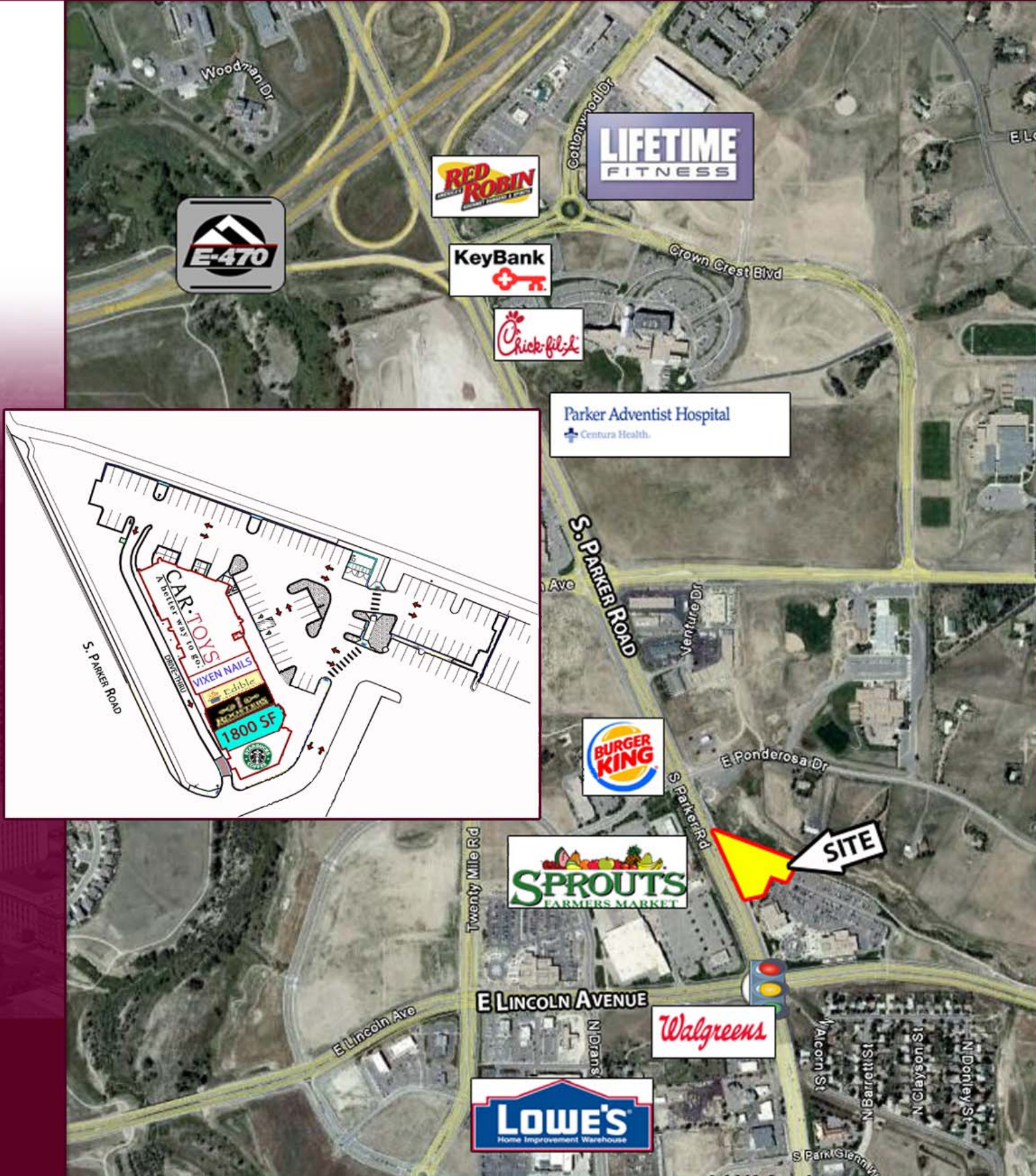
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