

# PRIME RETAIL FOR LEASE TWENTY MILE STATION

18901 E. MAINSTREET, PARKER, CO 80138



## PROPERTY FEATURES

- Available Immediately for Lease
- Built-out for Chiropractic Use
- Building Signage Available
- Centrally located in Parker; 1 Block off of Busy Parker Road on Main Street
- 7 minutes to E-470, 15 minutes to I-25, and 30 minutes to Downtown Denver

## 2022 DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	40,873	14,235	\$133,056
5 Mile	119,537	44,464	\$137,208
10 Mile	502,626	182,231	\$141,247

## PROPERTY DETAILS

AVAILABLE	1,966 SF
LEASE RATE	\$28.00 / SF NNN
CAM	\$11.69 / SF
BUILDING SIZE	14,873 SF
Y.O.C.	1999
CITY / COUNTY	Parker / Douglas

## TRAFFIC COUNTS

### Average

- Approx. 69,000 VPD on Parker Rd.
- Approx. 46,000 VPD on Parker Rd. at Mainstreet
- Approx. 12,300 Annual Trips along E-470 at Parker Rd.





**BUILDING PLAN**

				<b>AVAILABLE Unit E 1,966 SF</b>		
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