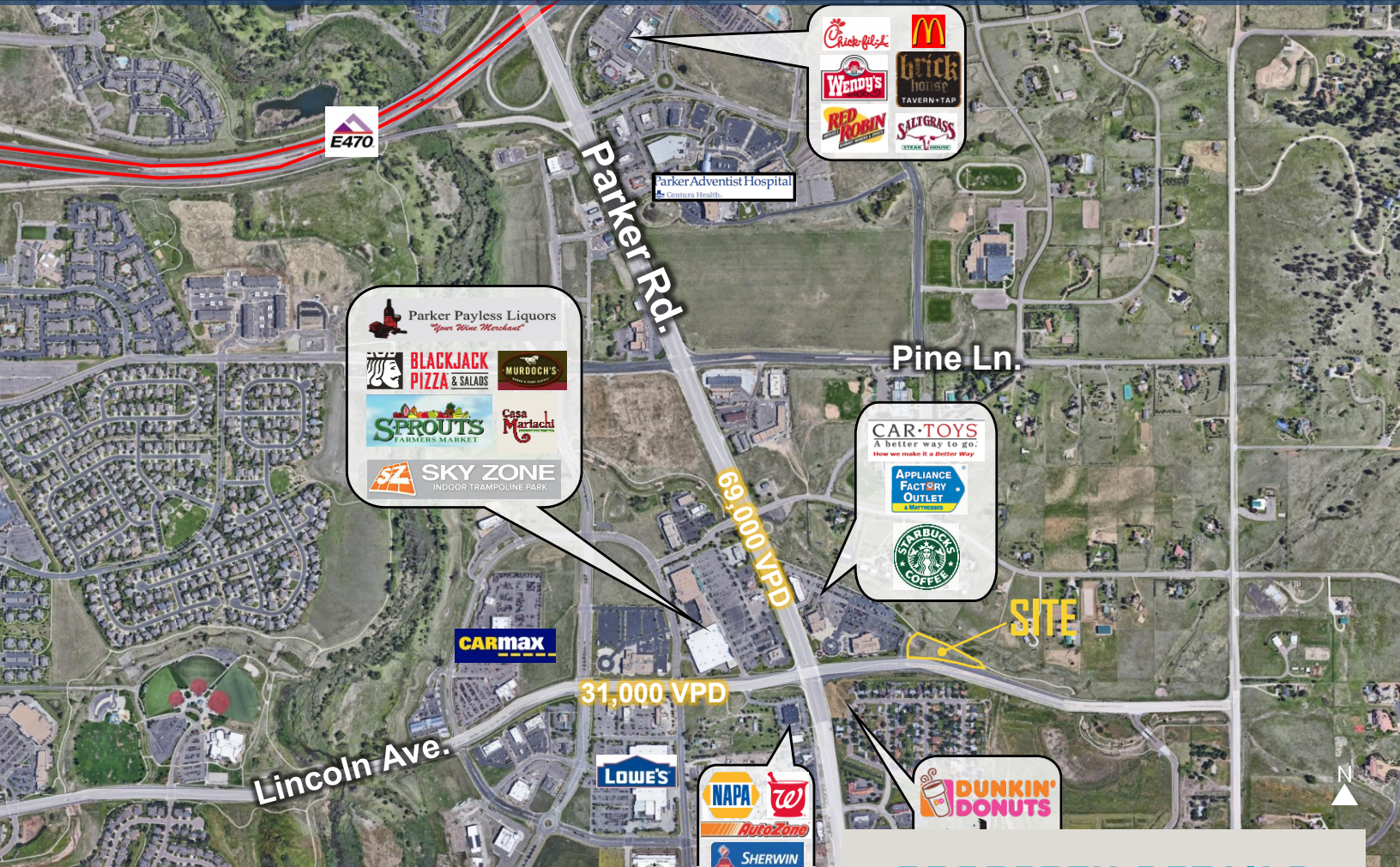


COMMERCIAL LOT FOR SALE / GROUND LEASE

LINCOLN AVENUE COMMERCIAL LOT

19301 E. LINCOLN AVENUE, PARKER, CO 80138



PROPERTY FEATURES

- Prime Commercial Lot on Parker Road Corridor
- Located adjacent to Starbucks, Car Toys, Dunkin' Donuts, Tokyo Joe's and Appliance Factory Outlet
- Signalized Access on Lincoln Avenue
- **Permitted Uses:** Auto Sales/Repair, Health Club, Medical/Office, QSR/Drive-Thru, Retail, Restaurant
- **Use By Special Review:** Auto Service with Outdoor Storage, Car Wash, Daycare, Dog Grooming, Gas/Convenience, Vet
- All Utilities Adjacent to Property and On-Site Development Complete

Follow the links below for more information:



[TOWN OF PARKER ZONING MAP](#)
[PARKER GATEWAY CENTER DEVELOPMENT](#)

PROPERTY DETAILS

AVAILABLE	2.328 AC
SALE PRICE	\$20.00 P.S.F.
TAXES	\$11,321.00 (2022)
CITY/COUNTY	Parker/Douglas
ZONING	Commercial (Planned Development)
STREET FRONTAGE	Approximately 630' on Lincoln Avenue
ACCESS	Lincoln Avenue

SITE DETAIL



2022 DEMOGRAPHICS

Radius	Population	Avg. HH Income	Median Home Value
1 Mile	4,569	\$101,815	\$364,864
3 Mile	66,151	\$127,326	\$439,345
5 Mile	158,417	\$141,323	\$481,680

TRAFFIC COUNTS

Average
Approx. 69,000 VPD on Parker Rd.
Approx. 62,000 VPD on Lincoln Rd.
Approx. 12,300 Annual Trips along E-470 at Parker Rd.



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DOWNLOAD BROKERAGE DISCLOSURE

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