

PRIME RETAIL FOR LEASE
TWENTY MILE VILLAGE
18425 PONY EXPRESS DR., PARKER, CO 80138



PROPERTY FEATURES

- Prime Multi-Tenant Retail Building Totaling 27,075 SF
- Former Twisted Sisters Salon (*Relocating in Building*)
- Ideally Set-up for Two (2) Stylists at \$750.00 / Ea. / Month
- Wide Range of Uses Permitted
- Solid Tenant Mix with Ample Parking
- 5 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	Suite 111-E: ±420 SF
LEASE RATE	\$1,400.00 / Month
PARKING	7.33 / 1,000
Y.O.C.	2008
BUILDING SIZE	27,075 SF
ZONING	Commercial
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	46,357	\$139,437	\$588,910
5 Mile	142,392	\$142,730	\$617,711
10 Mile	555,189	\$147,922	\$618,386

PARKER MARKET SERVICE AREA

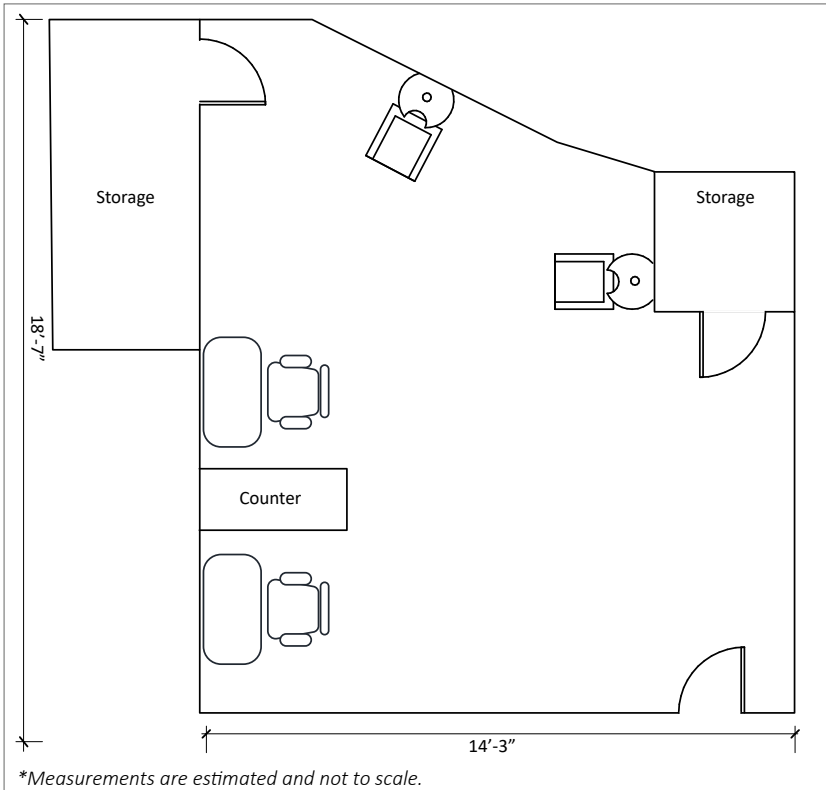
- Parker, CO consists of two zip codes (80134 & 80138) delivering **±107,434 Residents**.
- 80134 is the **2nd Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)

- Approx. 22,000 VPD at Mainstreet & Twenty Mile Rd.
- Approx. 48,000 VPD at Longs Way & Parker Rd.
- Approx. 69,000 VPD along Parker Rd.

SUITE FLOOR PLAN & IMAGES



SITE LOCATION



TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

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