

Parker & Mississippi Land For Lease or Build to Suit

7800 E Mississippi Avenue, Denver, CO



DEMOGRAPHICS

POPULATION



1 Mile:	26,934
3 Mile:	193,396
5 Mile:	499,943

DAYTIME POPULATION



1 Mile:	5,656
3 Mile:	87,376
5 Mile:	226,582

AVG. HH INCOME



1 Mile:	\$93,901
3 Mile:	\$126,289
5 Mile:	\$136,912

HOUSEHOLDS



1 Mile:	13,627
3 Mile:	89,935
5 Mile:	231,978

TRAFFIC COUNTS



Parker south of Miss.:	45,858 vpd
Miss. east of Parker:	20,139 vpd

Eli Boymel

720 287 6862

eboymel@creginc.com

Rich Hobbs

720 287 6865

hobbs@creginc.com

PROPERTY OVERVIEW

- 0.61 AC (26,571 SF) available for lease or build to suit
- Hard corner location on Parker and Mississippi
- Unincorporated Arapahoe County
- Zoning: B-3
- Multiple access points



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