

PAD SITE ADJACENT TO KOHL'S

11485 South Twenty Mile Road | Parker, CO 80134



DEMOGRAPHICS

POPULATION



1 Mile:	10,349
3 Mile:	71,810
5 Mile:	121,873

DAYTIME POPULATION



1 Mile:	6,353
3 Mile:	17,423
5 Mile:	25,652

AVG. HH INCOME



1 Mile:	\$146,724
3 Mile:	\$180,303
5 Mile:	\$182,222

HOUSEHOLDS



1 Mile:	4,373
3 Mile:	25,473
5 Mile:	45,646

TRAFFIC COUNTS



On S. Parker Rd s/o S. Twenty Mile Rd:	40,457 vpd
On S. Twenty Mile Rd w/o S. Parker Rd:	16,276 vpd

CONTACT

Mike DePalma

720 598 6043

mdepalma@creginc.com

PROPERTY OVERVIEW

- Join Kohl's, Michaels, Bed, Bath & Beyond,
- Dressbarn, Maurices, and Famous Footwear at a fantastic shopping center in Parker, CO
- Approximately 1.25 acre pad site available with great visibility on highly trafficked thoroughfare
- Several national groups are already in the market
- Solid residential growth in the submarket
- High average household incomes

AREA ANCHORS



BED BATH & BEYOND

PETSMART



STAPLES

Michaels

NATURAL GROCERS

SPROUTS FARMERS MARKET

Office DEPOT



CROSBIE
REAL ESTATE
GROUP

PAD SITE ADJACENT TO KOHL'S

11485 South Twenty Mile Road | Parker, CO 80134



CONTACT

Mike DePalma

720 598 6043

mdepalma@creginc.com

The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

