

1,224 SF Available

For Lease

Parker Station

3124 South Parker Road
Aurora, Colorado 80014

BRADY KINSEY
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Building Information

Available: 1,224 SF
Lease Rate: \$18.00/SF NNN
NNN: \$7.94/SF

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Building Highlights

Densely Populated Trade Area
Excellent Visibility
Monument Signage Available



Traffic Counts

South Parker Road North of Peoria Street: 42,000 VPD
South Parker Road South of Peoria Street: 55,000 VPD
South Parker Road @ Peoria Street: 48,000 VPD

Source: MPSI 2016 Estimates



Population

1 MILE	3 MILES	5 MILES
12,881	150,246	410,208



Daytime Population

1 MILE	3 MILES	5 MILES
17,115	126,652	418,944

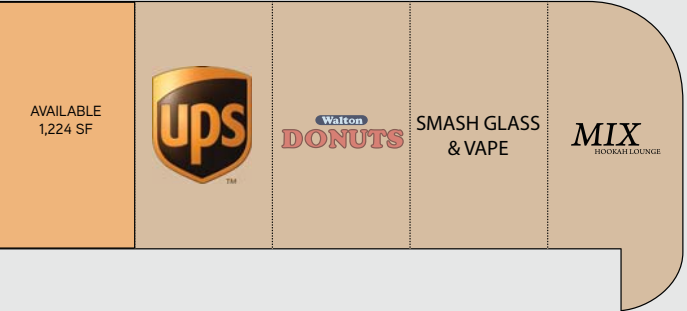


Average Income

1 MILE	3 MILES	5 MILES
\$66,757	\$73,089	\$79,827

Source: ESRI 2017 Estimates

E. DARTMOUTH AVE.



S. PARKER ROAD 48,000 VPD