# **Twenty Mile Village Space for Lease**

18671 E. Mainstreet, Parker, Colorado



www.FullerRE.com



## FOR LEASE

 
 Unit A:
 1,940± SF

 Price:
 \$26.00/SF NNN Est NNN's = \$11.00/SF

#### DEMOGRAPHICS (CoStar 2024)

|                                | I Mile   | 3 Mile                   | 5 Mile    |
|--------------------------------|----------|--------------------------|-----------|
| Population:                    | 10,531   | 80,940                   | 124,848   |
| Median Age:                    | 35.60    | 37.60                    | 39.00     |
| Median HH Income:              | \$82,577 | \$124,875                | \$120,798 |
| TRAFFIC:                       |          |                          |           |
| Mainstreet at Dransfeldt Rd.   |          | 18,014 vpd (CoStar 2025) |           |
| Dransfeldt Rd. at Pony Express |          | 13,455 vpd (CoStar 2025) |           |

### **PROPERTY INFORMATION**

This property is located on the northwest corner of Mainstreet and Dransfeldt and is approximately 1/4 mile west of Parker Road. It is across the parking lot from the new Parker Hotel and Restaurants. There are many apartment and condominium communities in the immediate vicinity. The shopping center is well maintained and has an appealing sense of arrival.

Fuller Real Estate (303) 534-4822 Brokerage Disclosure to Buyer Andrew Dodgen 720.287.5412 direct 720.670.0377 mobile ADodgen@FullerRE.com

©2025 Fuller Real Estate. All Rights Reserved. Price, terms and availability subject to change without notice.

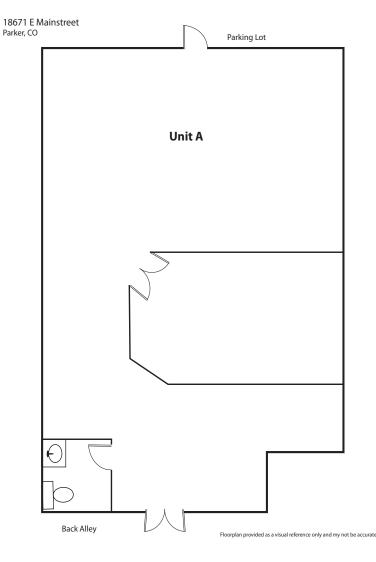


www.FullerRE.com

# LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS 5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021













The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.