

Twenty Mile Village Space for Lease

18671 E. Mainstreet, Parker, Colorado

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AVAILABLE UNITS

Unit A:	1,940± SF
Price:	\$26.00/SF NNN Est NNN's = \$11.00/SF
Unit B:	2,300± SF
Price:	\$25.00/SF NNN Est NNN's = \$11.00/SF

DEMOGRAPHICS (CoStar 2024)

	1 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 <small>(CoStar 2025)</small>
Dransfeldt Rd. at Pony Express	13,455 vpd <small>(CoStar 2025)</small>

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 Tenant**

Andrew Dodgen
720.287.5412 direct
720.670.0377 mobile
ADodgen@FullerRE.com



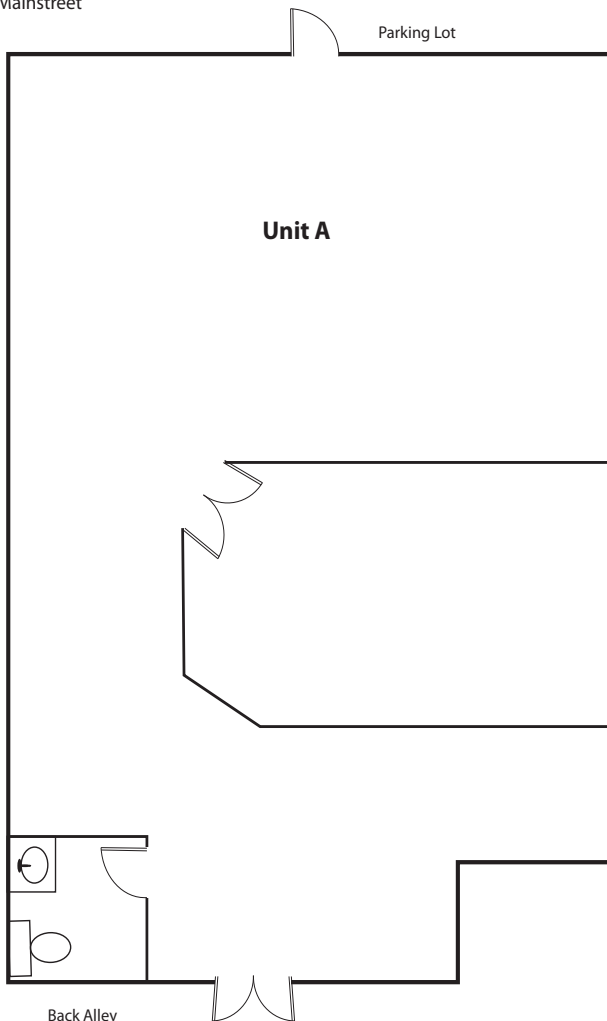
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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



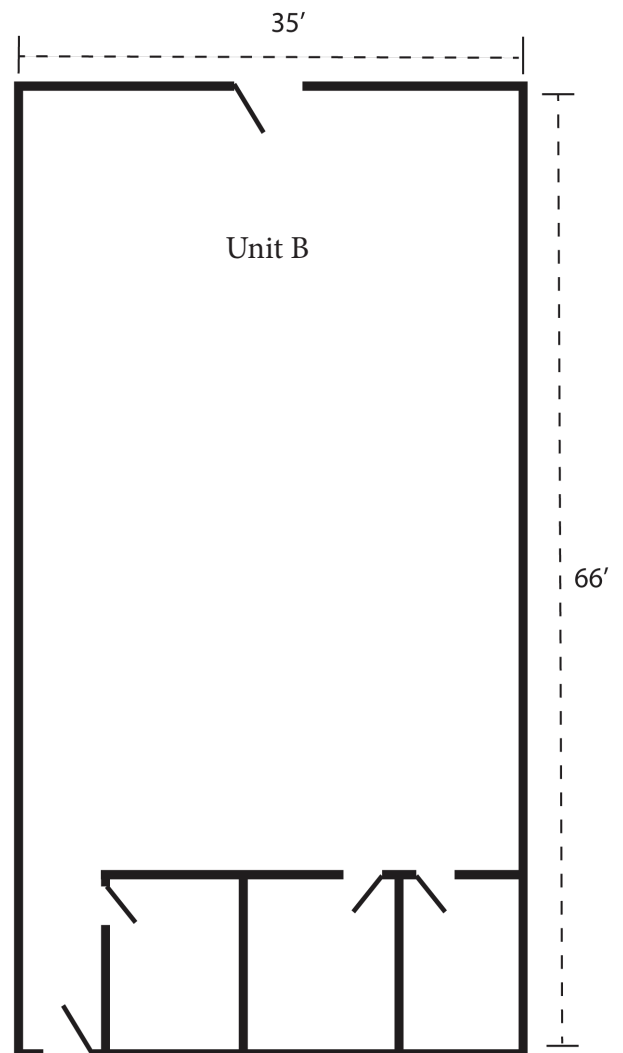
18671 E Mainstreet
Parker, CO



Back Alley

Floorplan provided as a visual reference only and may not be accurate.

Member:



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