

PINE LANE PLAZA

kamen realty
commercial real estate

12543 SOUTH PARKER ROAD PARKER, CO 80134

ON THE N/W CORNER OF SOUTH PARKER ROAD & PINE LANE

Two blocks South of E-470 in beautiful Parker, Colorado!



ONLY TWO SPACES AVAILABLE

- High demographics, strong traffic counts, excellent exposure to Parker Road.
- Solid tenant mix with ample parking.
- Below market rate for Parker Road corridor.
- Building and monument signage available.



- Join neighboring retail, medical and office tenants including 20 Mile Tap House, State Farm, and national, regional and local retailers

ONLY SPACES AVAILABLE

SUITE	SIZE	PRICE	NNN
212	1213 SF	\$16-\$18 PSF	\$6.85 PSF
214	1224 SF	\$16-\$18 PSF	\$6.85 PSF

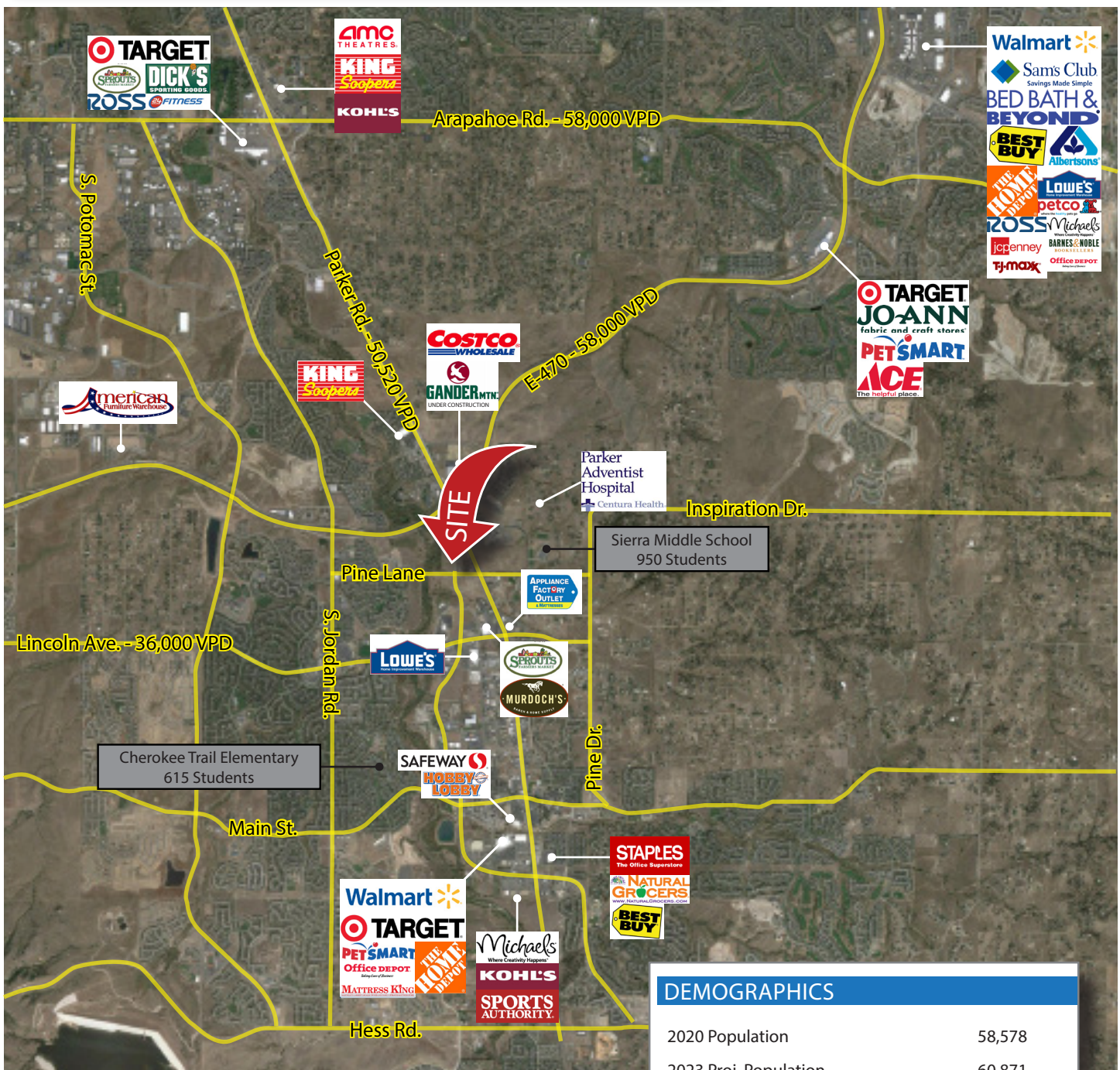
These suites can be combined as one large suite

Sharon Kamen / p. 303.729.0284 / c. 303.809.6878 / skamen@kamenrealty.com / www.kamenrealty.com

The information disclosed herein has been secured by sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Tenant or investor must independently verify the information and bears all risk for inaccuracies.

PINE LANE PLAZA

kamen realty
commercial real estate



12543 SOUTH PARKER ROAD
PARKER, CO 80134
ON THE N/W CORNER OF SOUTH PARKER ROAD

DEMOGRAPHICS

2020 Population	58,578
2023 Proj. Population	60,871
2020 Avg. HH Income	\$122,758

TRAFFIC COUNTS

South Parker Road	50,520 VPD
Lincoln Ave.	36,000 VPD

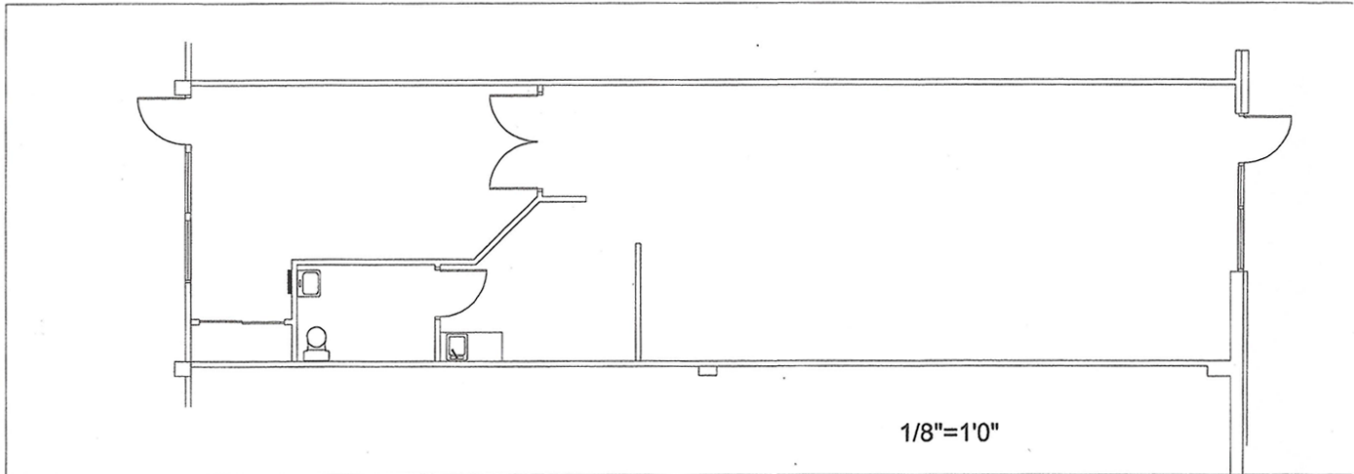
Sharon Kamen / p. 303.729.0284 / c. 303.809.6878 / skamen@kamenrealty.com / www.kamenrealty.com


The information disclosed herein has been secured by sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Tenant or investor must independently verify the information and bears all risk for inaccuracies.

PINE LANE PLAZA

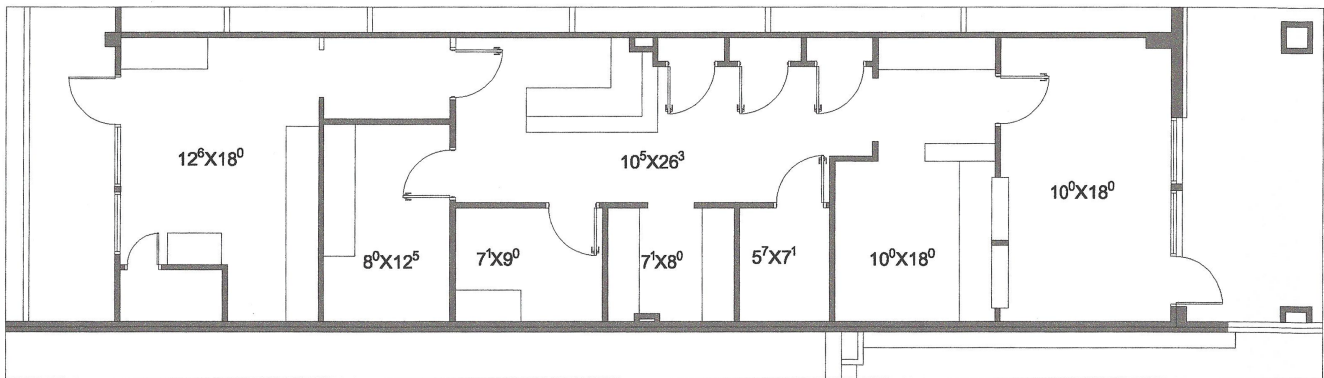
kamen realty
commercial real estate

SUITE 212—1213 SF AVAILABLE



DATE: 29MAR23 PROJECT: 2021-SUS-PLP-1	PINE LANE PLAZA 12543 S PARKER RD, PARKER, CO	 C. PELL, ARCHITECT, LLC cpell_arch@yahoo.com 303-718-1343
---	--	---

SUITE 214—1224 SF AVAILABLE



Suites 212 and 214 sit side-by-side and can be combined into one large suite.

SOUTH PARKER ROAD & PINE LANE / 12543 SOUTH PARKER ROAD, PARKER, CO 80134

Sharon Kamen / p. 303.729.0284 / c. 303.809.6878 / skamen@kamenrealty.com / www.kamenrealty.com