

SALE

Infill Development Lot for Sale

1401 S PARKER

Denver, CO 80231

PRESENTED BY:

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SUBJECT PROPERTY

**1401 S Parker Road
Denver, CO**

E FLORIDA AVENUE

S PARKER ROAD

33,241 AADT



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$875,000
LOT SIZE:	0.95 Acres
PRICE / ACRE:	\$921,053
ZONING:	B-1/PUD
MARKET:	Denver
TRAFFIC COUNT:	33,753

PROPERTY OVERVIEW

SVN Denver Commercial is pleased to offer for sale a prime infill development lot along the Parker Road Corridor. The B-1/PUD zoning allows for diverse users from restaurants, service retail, banks, medical users, and dental clinics.

The subject property is adjacent to Eloise May Library Library's future community annex development. It is surrounded by family neighborhoods that feature household incomes of over \$100,000 within 5 miles. Located within the unincorporated Four-Square Mile Area. The property has excellent visibility on Parker Road, which is one of the busiest thoroughfares in the Denver Metro area with approximately 33,353 VPD, and serves as a major commuter route in the Denver Metro Area.

PROPERTY HIGHLIGHTS

- Prime infill location with excellent visibility along the major Parker Road corridor
- Parker Road is one of the busiest thoroughfares in the Denver Metro, serving as a major commuter route, with approximately 33,373 VPD
- Surrounded by family neighborhoods and diverse businesses from national credit tenants to locally owned small business
- Adjacent to the future annex expansion of Arapahoe County's Eloise May Public Library

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RETAILER MAP



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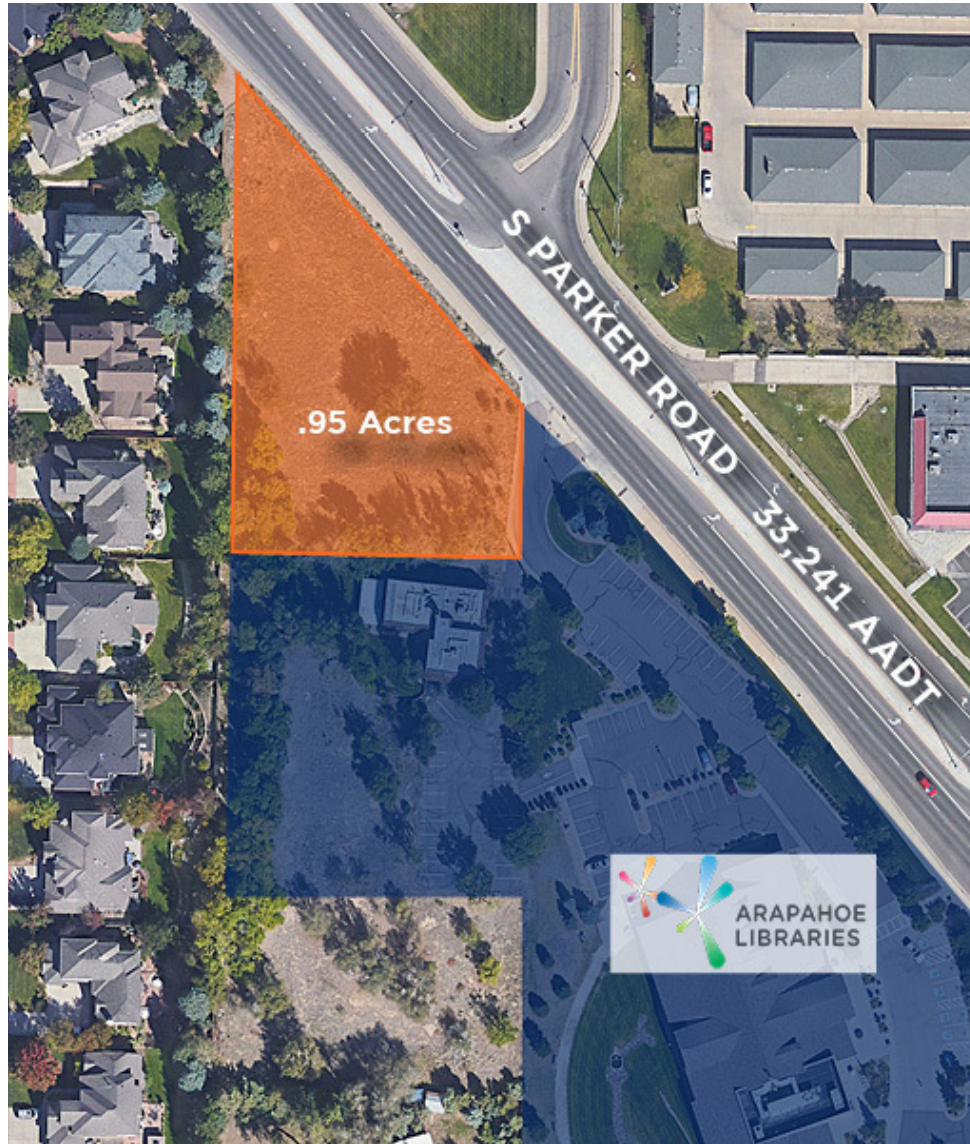
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SVN | DENVER COMMERCIAL 3

SITE PLAN



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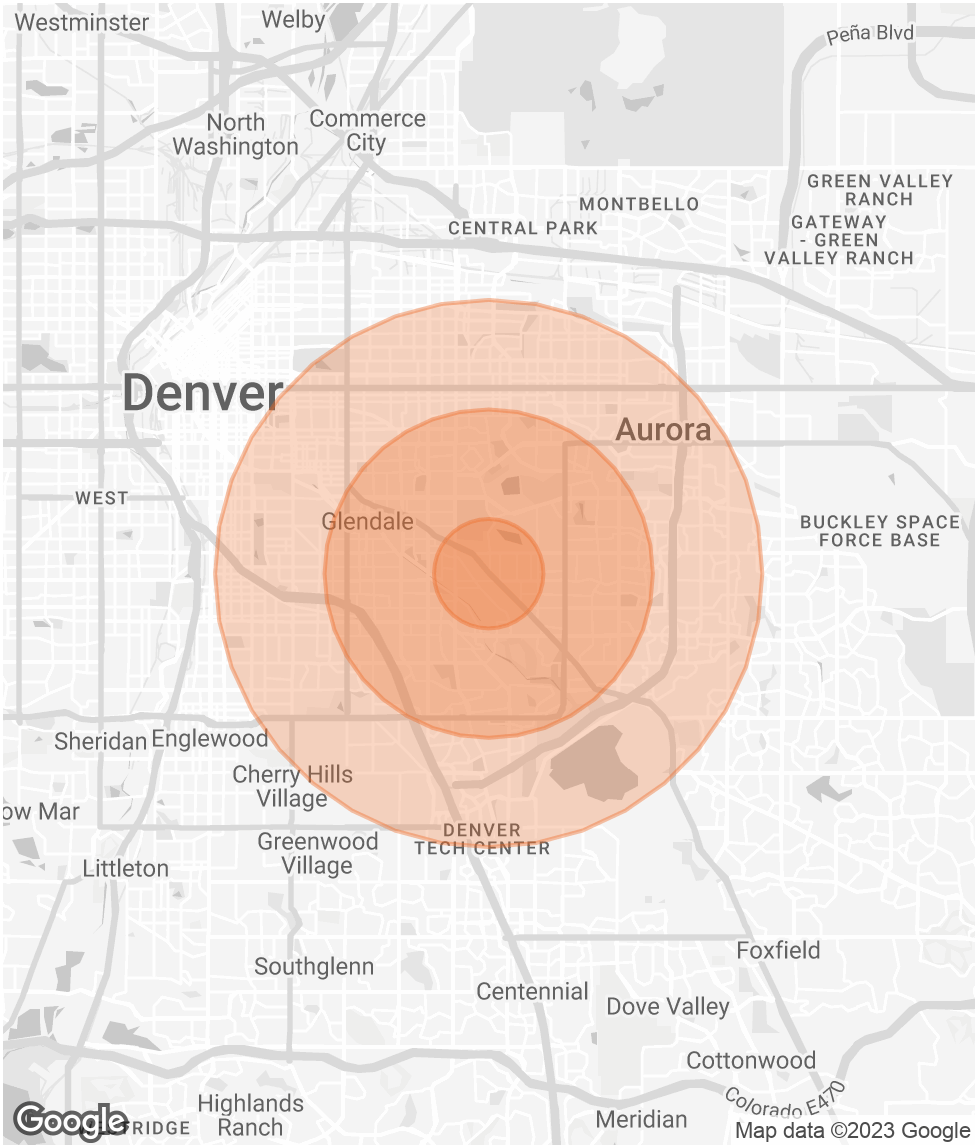


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	27,544	197,811	488,944
AVERAGE AGE	36.3	37.8	37.5
AVERAGE AGE (MALE)	35.4	37.2	36.7
AVERAGE AGE (FEMALE)	37.3	38.4	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	12,956	88,639	215,530
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$70,235	\$84,206	\$98,062
AVERAGE HOUSE VALUE	\$230,115	\$320,944	\$407,752

* Demographic data derived from 2020 ACS - US Census



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