

# Parker Marketplace

**PARKER MARKETPLACE** 9751 S. Parker Road, Parker, CO 80134 (Store 813)

PRIME RETAIL LOCATION on the NWC of S. Parker Road and E. Lincoln Ave.

## HIGHLIGHTS

- ◆ Located at the busy signalized S. Parker Road and E. Lincoln Ave.
- ◆ Co-tenants include Target, Payless ShoeSource and several small shops.

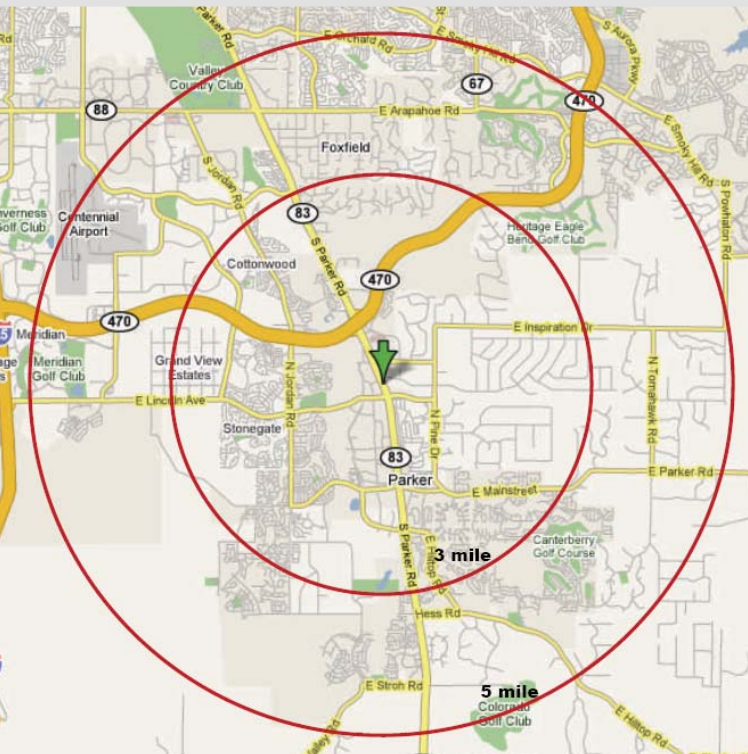


**INLAND WESTERN**  
Retail Real Estate Trust, Inc.

*in partnership with*

**HAMPTON**  
PARTNERS

# PARKER MARKETPLACE



## 2009 Demographics:

|                | Population | HH Income  |
|----------------|------------|------------|
| 1 mile radius: | 5,051      | \$ 98,404  |
| 3 mile radius: | 60,901     | \$ 105,996 |
| 5 mile radius: | 107,343    | \$ 121,306 |

## Traffic Counts (2004):

|   |            |
|---|------------|
| Lincoln Avenue at Parker Road:              | 35,000 ADT |
| Parker Road (Highway 83) at Lincoln Avenue: | 40,500 ADT |

[www.hamptoniwest.com](http://www.hamptoniwest.com)



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