### **TRADE AREA DEMOGRAPHICS**

Source: Applied Geographic Solutions, 2016 Estimate

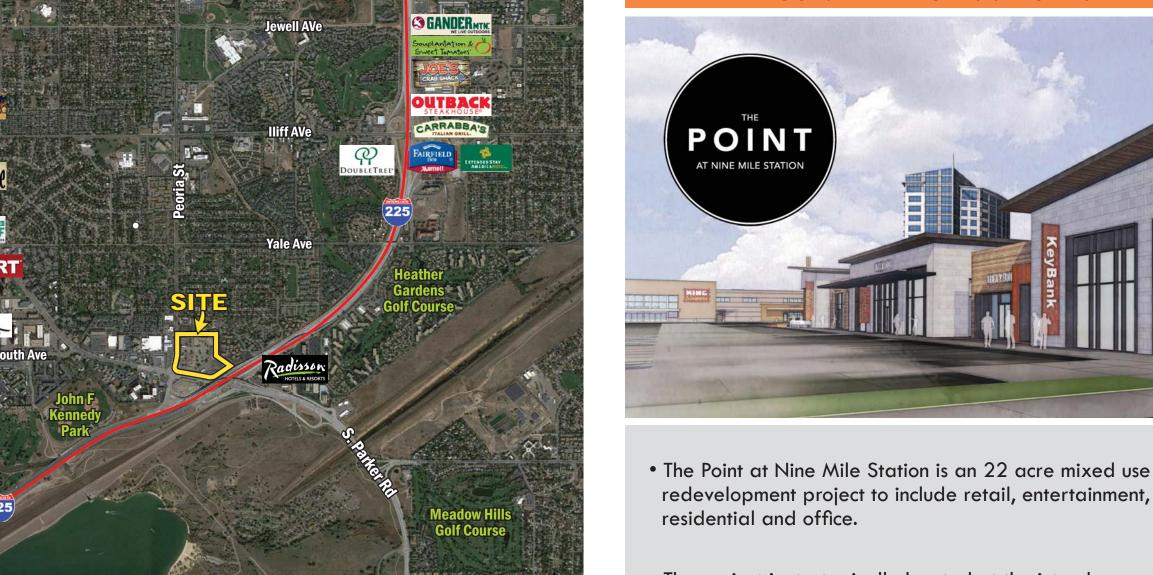
	1 Mile	3 Mile	5 Mile
Population	14,741	149,230	412,470
Average HH Income	\$57 <b>,</b> 602	\$68,984	\$76,009
Businesses	1,380	7,054	18,454
Employees	1,568	25,029	83,806

### **TRAFFIC COUNTS**

On S. Parker Road west of S. Peoria St On S. Parker Road east of S. Peoria St On S. Peoria St north of S. Parker Road On I-225 west of S. Parker Road On I-225 east of S. Parker Road Source: DRCOG 2015 & CDOT 2014

63,147 Cars/day 57,000 Cars/day 26,148 Cars/day 141,000 Cars/day 117,000 Cars/day





- The project is strategically located at the interchange of Parker Road and I-225 and will service a densely populated trade area with over 412,000 residents and 83,000 daytime employees within a five mile radius.
- Located at the heavily trafficked intersection of Parker Road and Peoria Street with over 89,000 cars per day and 141,000 cars per day on I-225.



#### FOR MORE INFORMATION, PLEASE CONTACT:

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# **REDEVELOPMENT PLANNED** THE POINT AT NINE MILE STATION

## NEC OF S. PARKER ROAD & S. PEORIA STREET - AURORA, CO



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# REDEVELOPMENT PLANNED THE POINT AT NINE MILE STATION

NEC OF S. PARKER ROAD & S. PEORIA STREET - AURORA, CO

- **Phase I** has an estimated delivery date of 1st Qtr 2018 and will include:
- A new 78,464 SF King Soopers
- Three multi-tenant retail buildings totaling 25,400 SF
- Retail buildings to be programmed for food uses including large patios, common grease traps and restaurant standard utilities.
- Phase II will commence construction following the completion of Phase I and will include high density residential and office, entertainment, restaurant and retail. This phase will also include a pedestrian bridge which will fly over Parker Road and connect with Nine Mile High RTD Station and Park N Ride

### **DEVELOPED BY:**



The information contained herein was obtained from sources deemed reliable. David, Hicks and Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.



