

Inline Space FOR LEASE at Potomac Square



13600 East Mississippi Avenue
Aurora, Colorado 80012



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TENANT SPACES AVAILABLE

RATES \$12.00 psf
NNN \$4.73 psf

Potomac Square is an established retail shopping center located in Aurora's retail trade district. Flanked by South Potomac Street and East Mississippi Avenue, this high density traffic area with easy highway access, and high visibility, makes Potomac Square a business opportunity for new and established enterprises.

Traffic Counts (2011)

S. Potomac St at E Mississippi Ave **21,025 VPD**
E. Mississippi Ave at S. Potomac St **50,700 VPD**

Area Demographics (2012)

	1-Mile	3-Miles	5-Miles
Average Est. Population	21,864	176,598	399,597
Average HH Income	\$50,767	\$54,520	\$58,958

Source: CoStar Realty Information, Inc / 7-22-2013



6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 main | 720-941-9202 fax

Tim Hakes

720-880-2923 direct | 720-352-9457 cell

Stephanie Kamlet

720-880-2924 direct | 303-667-2029 cell

www.weststarcommercial.com

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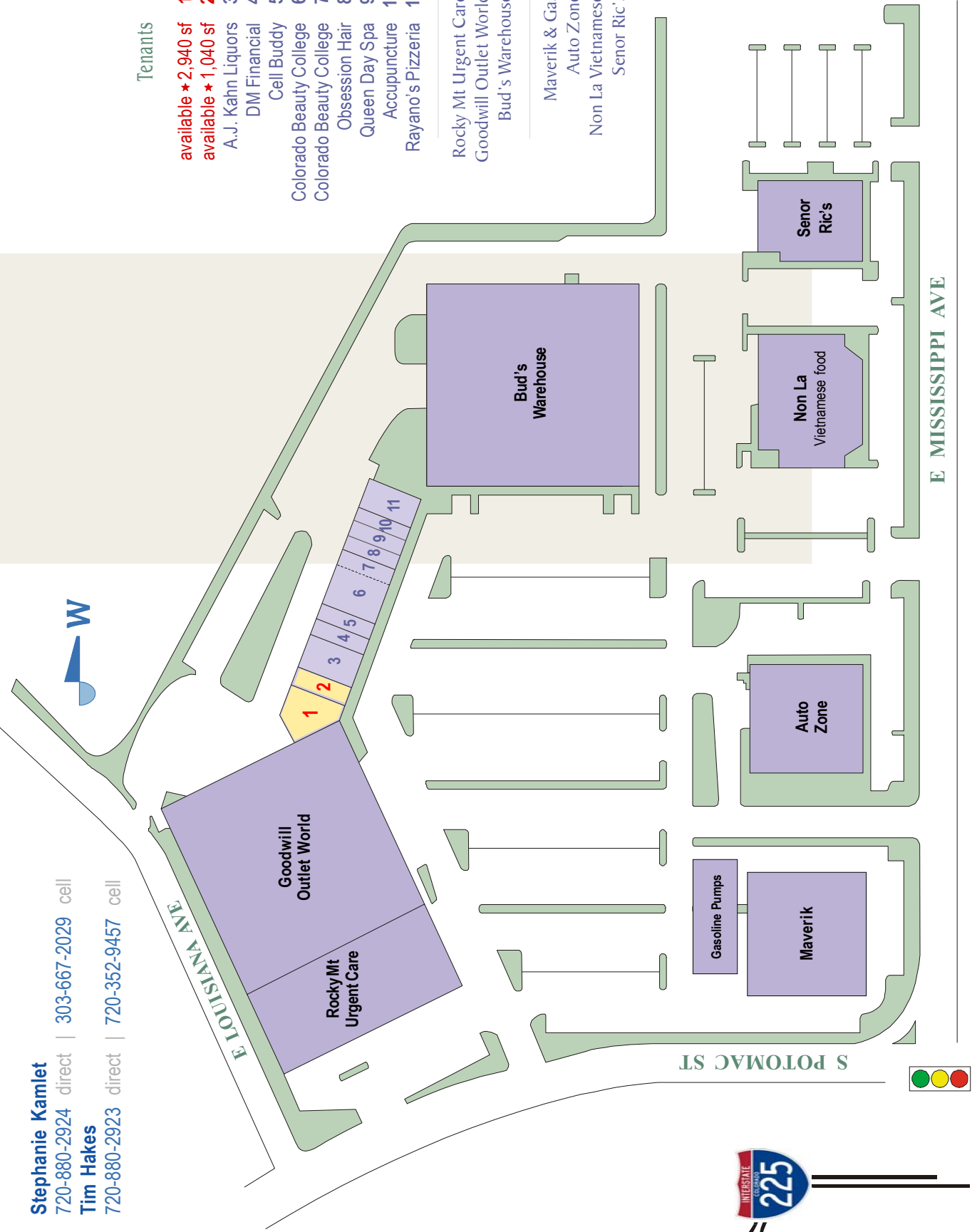
Potomac Square / Inline Space Available

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Tenants	Unit
available ★ 2,940 sf	1 13590
available ★ 1,040 sf	2 13550
A.J. Kahn Liquors	3 13490
DM Financial	4 13470
Cell Buddy	5 13450
Colorado Beauty College	6 13410
Colorado Beauty College	7 13390
Obsession Hair	8 13370
Queen Day Spa	9 13350
Accupuncture	10 13330
Rayano's Pizzeria	11 13310

Rocky Mt Urgent Care
Goodwill Outlet World
Bud's Warehouse

Maverik & Gas
Auto Zone
Non La Vietnamese
Senor Ric's

E MISSISSIPPI AVE

S POTOMAC ST

