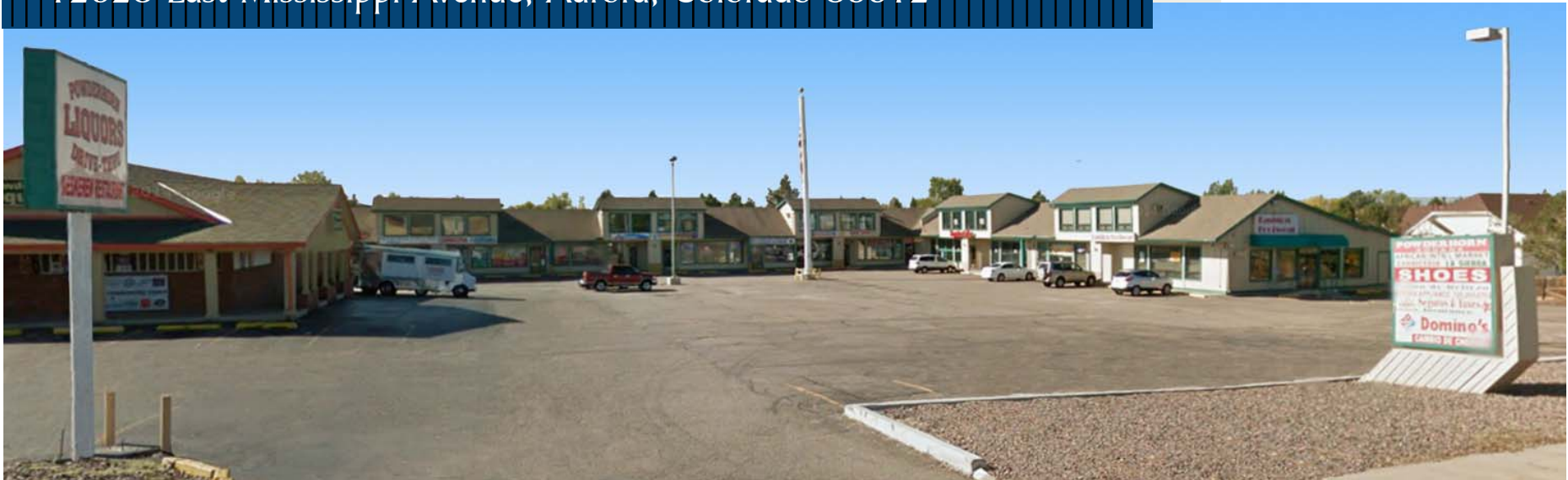


Powderhorn Square

12028 East Mississippi Avenue, Aurora, Colorado 80012



Traffic Counts (2012)

W On E Mississippi Ave at S Salem St	37,704	VPD
E On E Mississippi Ave at S Lima St	33,772	VPD
N On S Peoria St at E Arizona Ave	27,775	VPD

Area Demographics (2014)	1-Mile	3-Miles	5-Miles
Average Est. Population	22,838	189,634	448,609
Average HH Income	\$58,206	\$53,470	\$63,008

Sources: Traffic, Data Metrix, 073114
Demogr, CoStar Realty Information, 073114

weststar

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Two Retail Spaces Available

	2nd Floor Loft	700 SF
SUITE G + H	1st Floor	3,700 SF
	Basement	3,700 SF
SUITE F-2	2nd Floor Loft	300 SF
	1st Floor	1,800 SF

High Daily Traffic Count

A small established shopping center in a densely populated single-family and apartment-based community along the busy intersection of East Mississippi Ave at South Peoria Street in Aurora, Colorado has two 1,800 to 3,800 contiguous square foot retail spaces available for lease. Ample off street parking and easy access makes this an affordable venture for a business looking for an opportunity.

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Information contained herein, while not guaranteed, is from sources believed reliable | Price, terms, and information subject to change

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NOTE:
Red border around property is only an approximation of size and shape.



For further information

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