

ILIFF SQUARE



RETAIL SPACE FOR LEASE

Space Size: 2,185 SF | Rental Rate: Contact Broker

2253 S Peoria St, Aurora, CO 80014



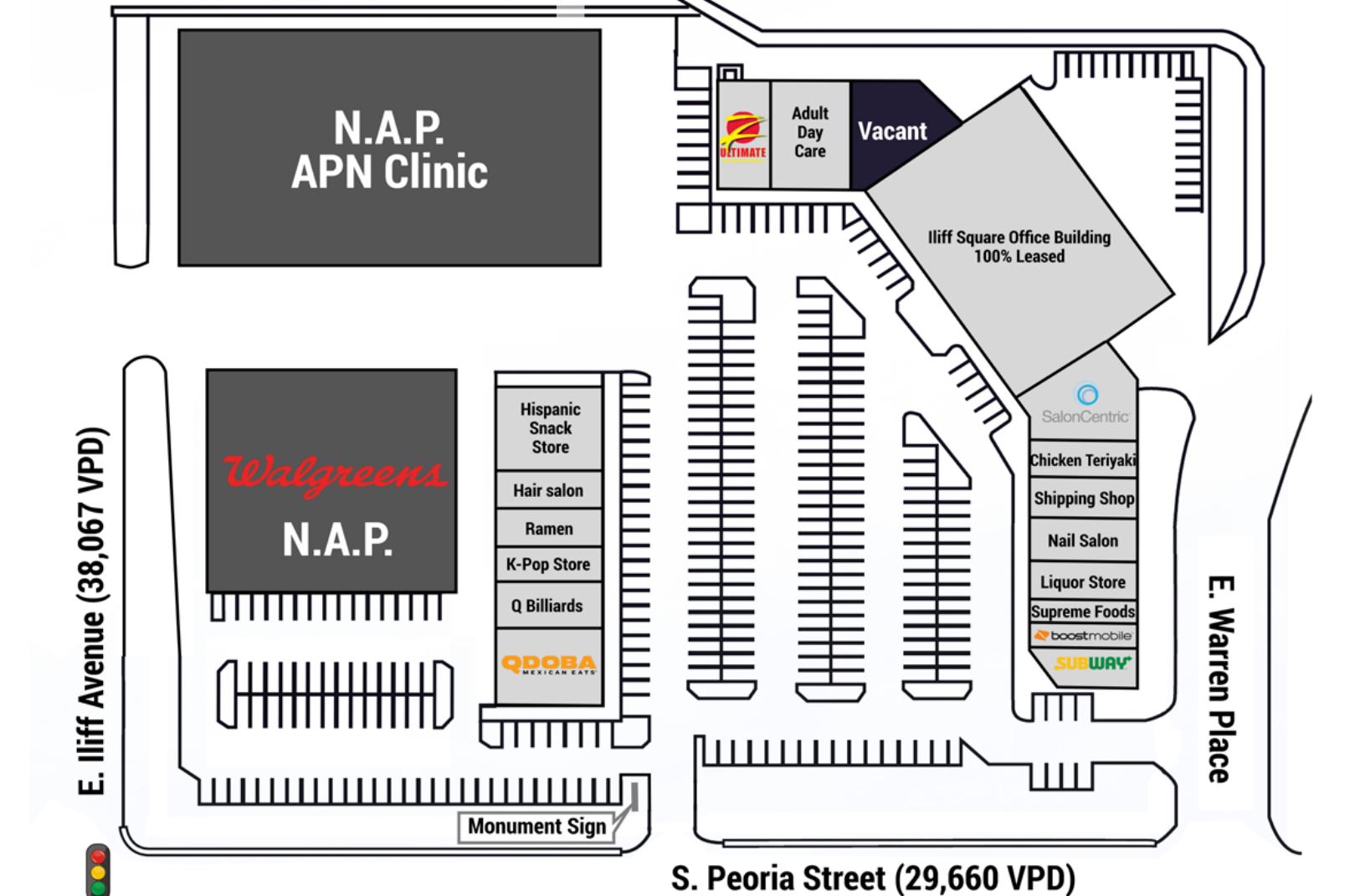
KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com



DISCLAIMER: All of the information contain in this Marketing Brochure has been gathered from reliable sources. Kinsey & Company Commercial Real Estate, LLC makes no guarantee, warranty or representation regarding the accuracy of this information. Interested parties are responsible to independently verify the information contained within this Marketing Brochure.



Highlights:

- Retail space available that was previously occupied by the Aurora Library
- Last remaining space in the shopping center
- Monument signage available along S. Peoria St
- Join tenants such as Qdoba, Boost Mobile, Subway, new Hangang Ramen and more

Availability Information:

Retail Space Size: 2,185 SF
Rental Rate: Contact Broker

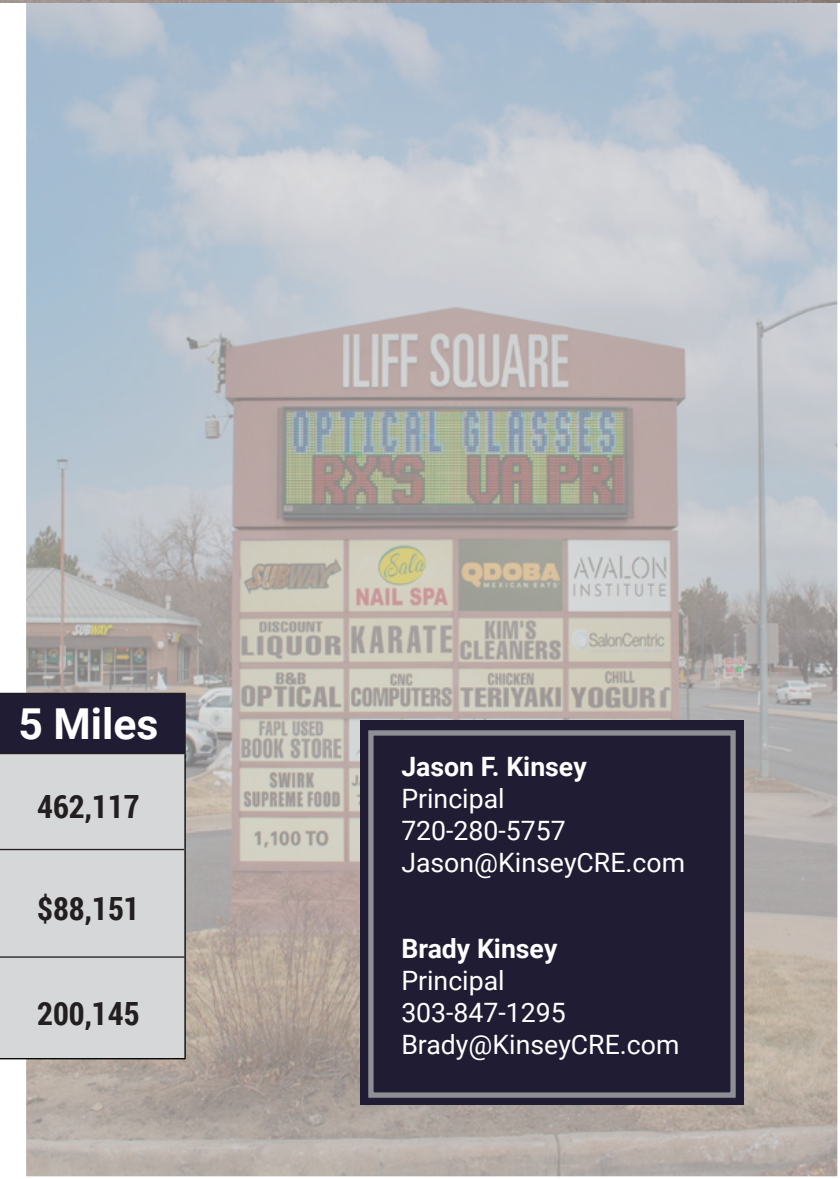
Traffic Counts:

S. Peoria Street: 25,204 VPD
E. Iliff Avenue: 36,806 VPD
MPSI 2025 ESTIMATES

Demographics:

	1 Mile	3 Miles	5 Miles
Population	19,113	175,991	462,117
Average Household Income	\$89,008	\$78,268	\$88,151
Daytime Population	7,319	56,963	200,145

COSTAR DEMOGRAPHICS



Jason F. Kinsey
Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com