

1175 S Tower Road

Mississippi Ave & Tower Rd | Aurora, Colorado 80017

SH

SullivanHayes
BROKERAGE



8,000 SF AVAILABLE FOR SUBLEASE

Property Details

- High visibility traffic corridor
- Adjacent to Buckley Space Force Base
- Close to new large residential developments
- Contact broker for asking price and other details

GRANT MAVES
720.382.7511
gmaves@sullivanhayes.com

WYATT BAIZER
720.382.7323
wbaizer@sullivanhayes.com



DEMOGRAPHICS

 TOTAL POPULATION	1M	17,758
	3M	108,871
	5M	294,520
 AVERAGE ANNUAL INCOME	1M	\$93,920
	3M	\$92,820
	5M	\$97,048
 DAYTIME POPULATION	1M	975
	3M	28,115
	5M	92,567

SOURCE: ESRI 2023

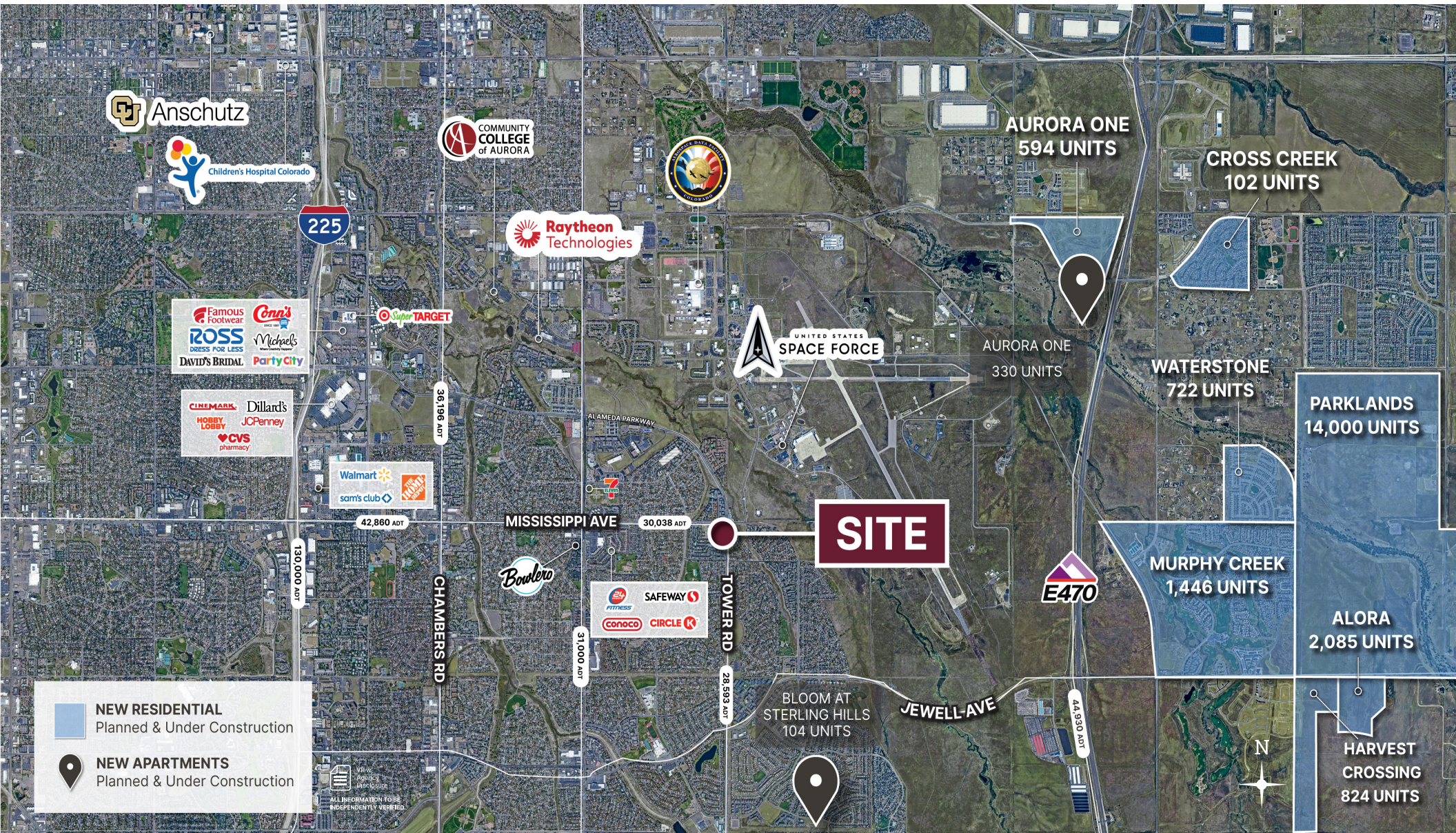
TRAFFIC COUNTS

-  MISSISSIPPI AVE WEST OF TOWER RD
30,038 ADT (DRCOG 2019)
-  TOWER RD SOUTH OF MISSISSIPPI AVE
28,593 ADT (DRCOG 2019)
-  MISSISSIPPI AVE EAST OF TOWER RD
13,009 ADT (ESRI 2021)
-  ALAMEDA PKWAY NORTHWEST OF MISSISSIPPI AVE
29,000 ADT (ESRI 2019)



TRADE AREA

1175 S Tower Road | Aurora, CO 80017



GRANT MAVES
720.382.7511
gmaves@sullivanhayes.com

WYATT BAIZER
720.382.7323
wbaizer@sullivanhayes.com



5570 DTC Parkway, Suite 100, Greenwood Village, CO 80111 | 303.534.0900 | SullivanHayes.com