



New Available Ground Lease - Approx 23,261 SF

Approx 2 blks N of E Mississippi Ave on S Abilene St, Aurora, CO 80012

Traffic Counts ^{(1)2017; ⁽²⁾²⁰²²}

¹On E Mississippi Ave at S Abilene St E **52,600 VPD**

²On E Mississippi Ave at S Abilene Ct W **56,995 VPD**

Area Demographics (2022)	1-Mile	3-Miles	5-Miles
Population Estimate	24,023	185,630	432,303
Average HH Income	\$68,000	\$73,531	\$82,086

Data Sources | Traffic: TrafficMetrix (08/17/2022)
Demographics: CoStar Group (08/17/2022)

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*Less than a short mile to
The Aurora Mall*

LAND LEASE / 23,261 SF
Unsubordinated ground lease



Only 10 min from The Gardens on Havana



Only 20 min from DIA via I-225