

TOWER ROAD CROSSINGS

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AURORA, COLORADO



LEGEND
PARTNERS ■ ■ ■ ■

Peter Pavlakis
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MAJESTIC
REALTY



DEMOGRAPHICS



	1 MILE	2 MILE	3 MILE
2024 EST. POPULATION	3,485	28,983	85,908
2029 PROJECTED POPULATION	3,428	28,716	88,211
2024 EST. DAYTIME POPULATION	5,837	20,316	46,366



2024 EST. AVG HH INCOME	\$118,222	\$112,246	\$106,736
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2024 EST. HOUSEHOLDS	991	8,921	27,521
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2024 TOTAL BUSINESSES	282	1,089	2,579
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SITE // GROSS AREA

South Site: 22.8 AC +/-

North Site: 9.96 AC +/-



TRAFFIC COUNTS

36,418 VPD on Tower Road (2024)

68,338 VPD On Intersatate 70 (2024)

12,717 VPD on 32nd Pkwy (2024)

ROCKY MOUNTAIN NATIONAL WILDLIFE REFUGE





Wendy's

MATTRESS
FIRM

NOODLES
& COMPANY

Tires LES SCHWAB

CAR WASH
PAD SITE
AVAILABLE

QT
QuikTrip
NOW OPEN

1 - 6 ACRES

Walmart
SUPERCENTER

36,418 VPD

32nd Pkwy

12,717 VPD

Tower Rd

Freddy's
STEAKBURGERS
NOW OPEN

IHOP
RESTAURANT
OPENING
JUNE 2025

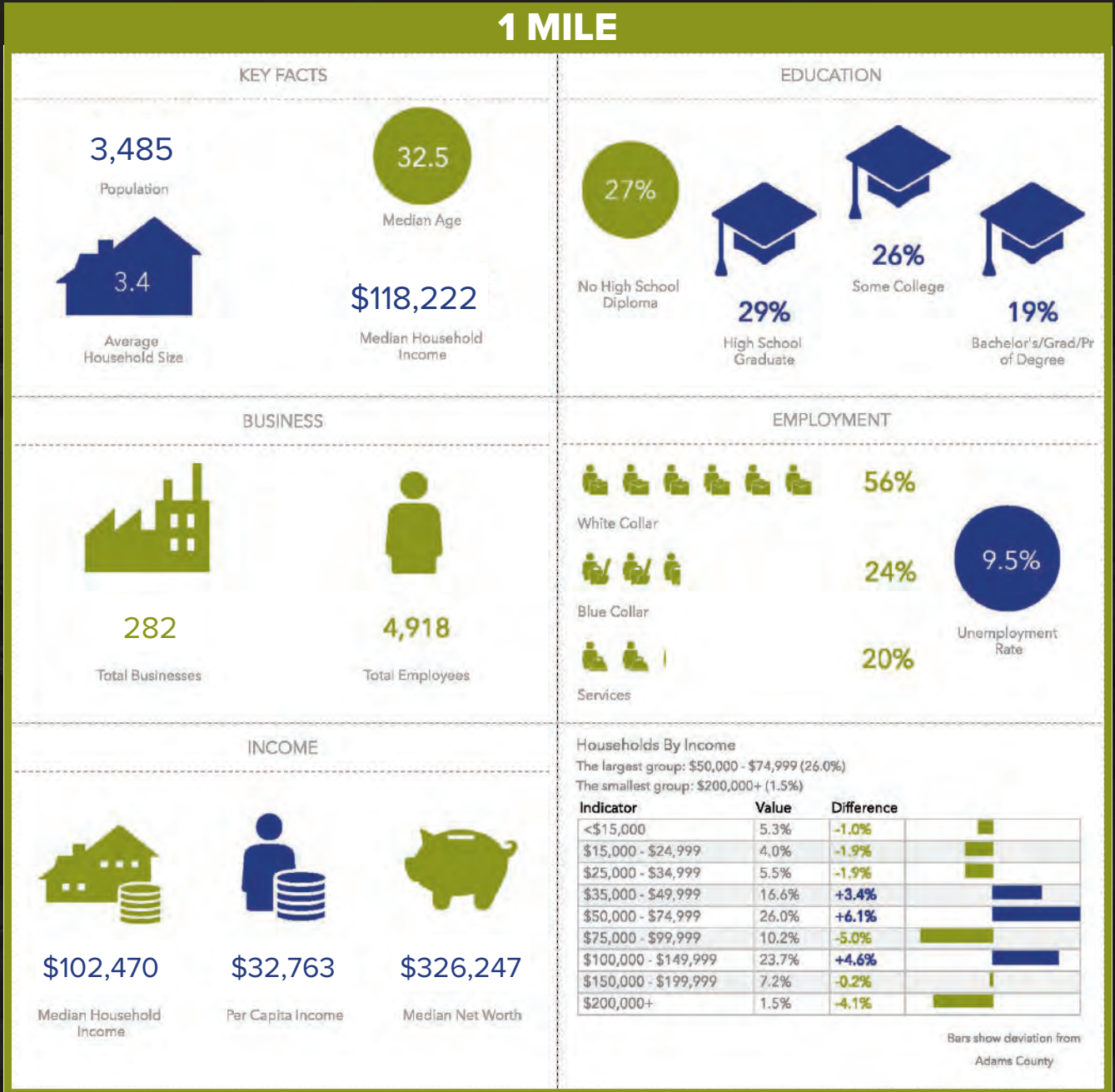
HOTEL
PENDING

HOTEL
2.15 AC
OPENING
Q4 2025

68,338 VPD

INTERSTATE
70

INTERSTATE
70



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