

## OVERVIEW

Located on Havana Street in Aurora, this 0.81 acre redevelopment parcel offers prime visibility, high traffic counts, and flexible zoning to retail, automotive, fast food, gas stations and an array of other users.

Zoned MU-C.

Call broker for details.

## HIGHLIGHTS

- Havana Frontage
- 0.81 Acres
- Flexible Zoning
- Prime Location

**Sale Price:**

Negotiable

**Lot Size:**

0.81 Acres

**Lease Rate:**

Negotiable (NNN)

**Zoning:**

MU-C

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Beau Hershberger**

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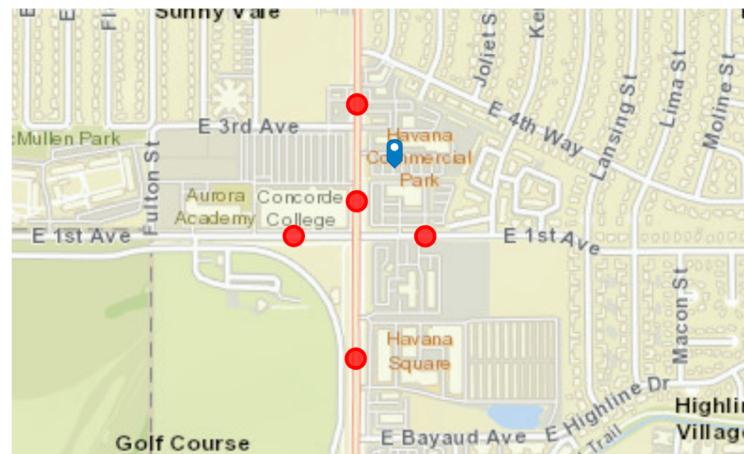
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**DEMOGRAPHICS****205,524**  
PopulationAverage  
Household Size**34.3**  
Median Age**\$53,848**  
Median Household  
Income**TRAFFIC COUNT**

Cross street	Traffic 1	Distance
E 1st Ave	33,998	0.1
E 3rd Ave	38,800	0.1
Kenton St	2,644	0.1
E 1st Ave	10,914	0.1
E Bayaud Ave	37,400	0.2

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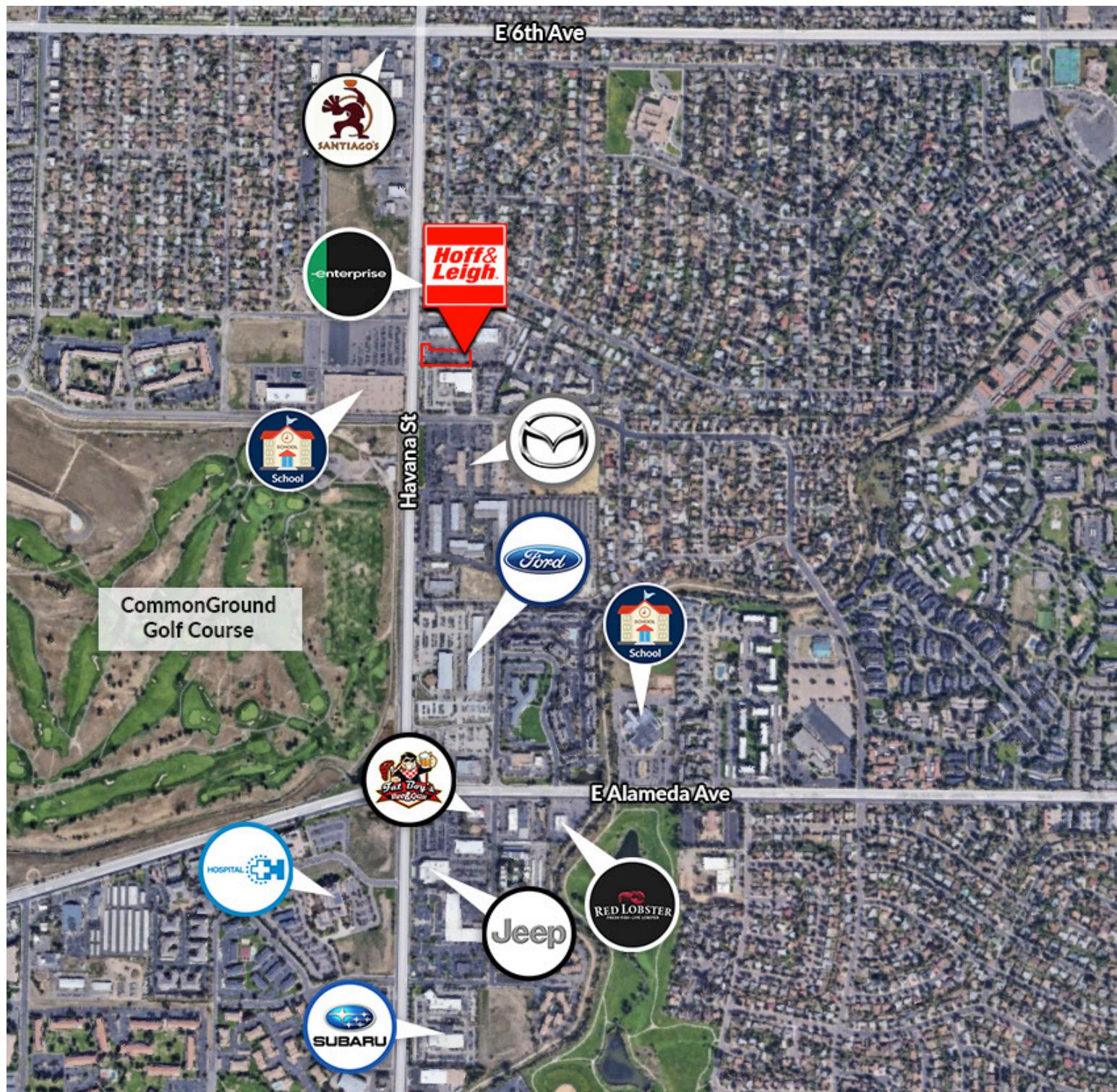
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# AURORA LAND FOR SALE OR LEASE

232 Havana Street, Aurora, CO 80010



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