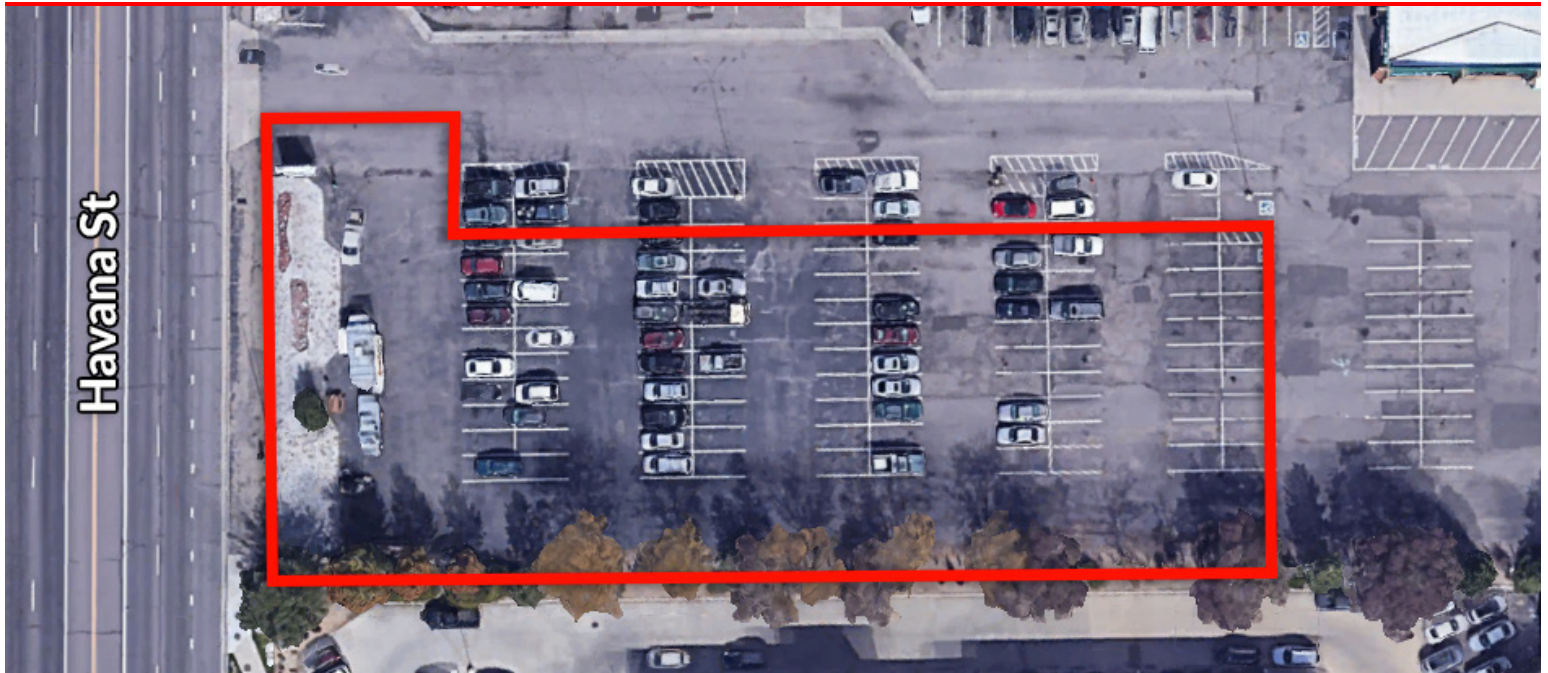


AURORA LAND FOR SALE OR LEASE

232 Havana Street, Aurora, CO 80010



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

O: 720.572.5187

C: 303.667.2530

bhershberger@hoffleigh.com



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DEMOGRAPHICS



205,524
Population



34.3
Median Age



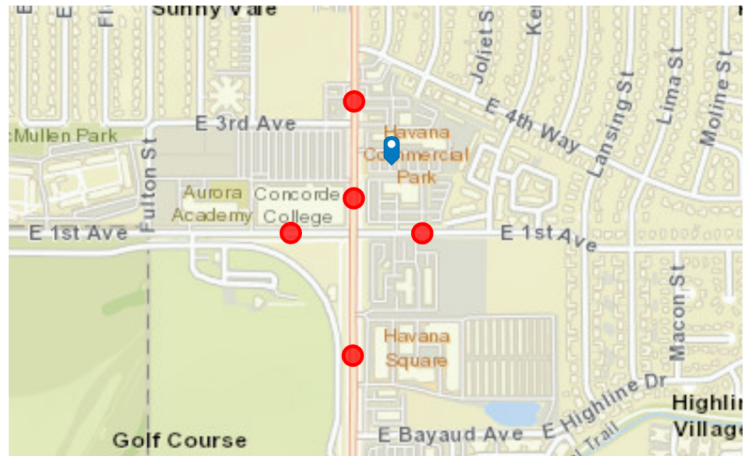
2.5
Average
Household Size



\$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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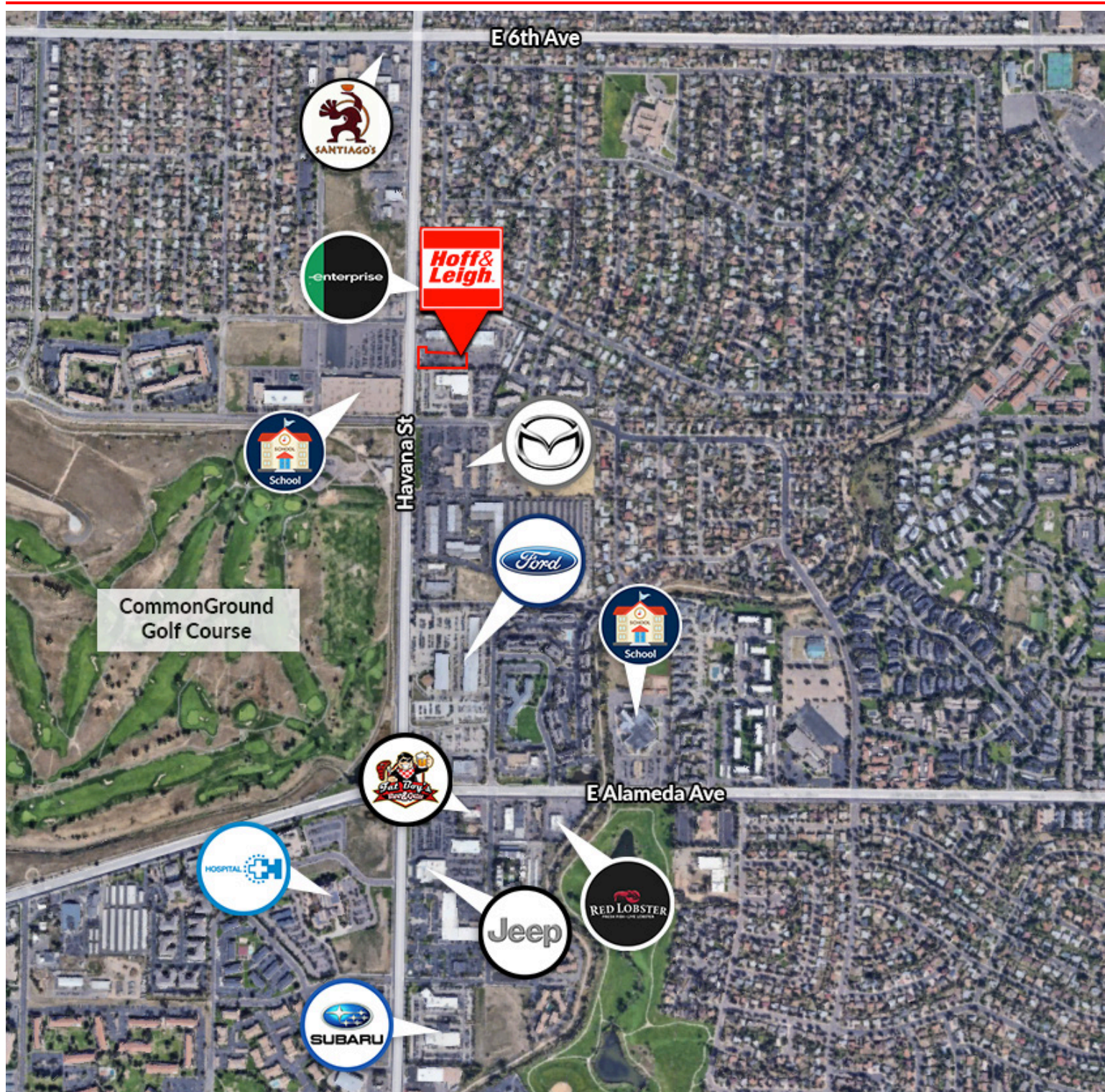
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