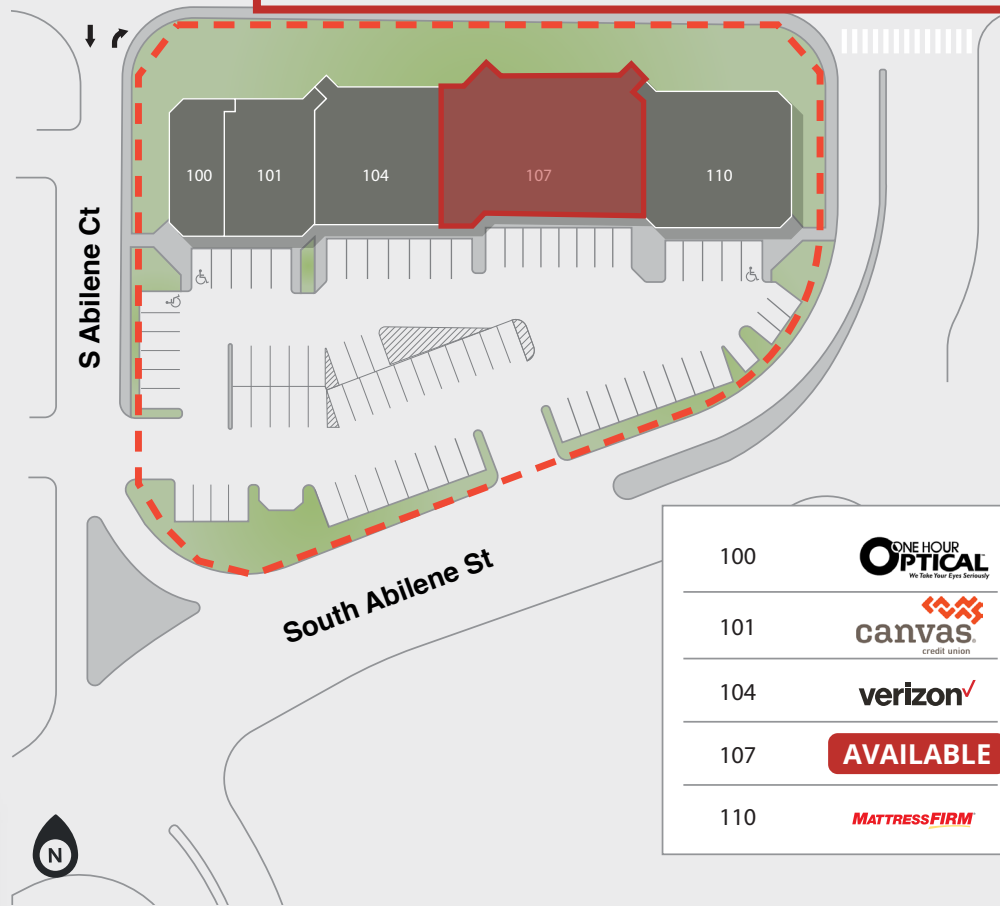


1,500 - 6,000 SF of Prime Retail Space in Aurora, CO

1113 S. Abilene Street, Suite 107, Aurora, CO 80012



The art of spacial intelligence.

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PROPERTY HIGHLIGHTS

- Join One Hour Optical, Canvas Credit Union, Verizon, and Mattress Firm
- Space is currently open and operating as a Scrubs and Beyond location. Please do not disturb the Tenant.
- 6,000 SF that can be demised down to 1,500 SF
- Highly trafficked location
- Excellent visibility from E. Mississippi Ave. and S. Abilene St.

PROPERTY DETAILS

- **Address:** 1113 S. Abilene Street, Suite 107, Aurora, CO 80012
- **Center Type:** Multi-tenant Building
- **Available SF:** 1,500-6,000sf
- **Parking:** Parking lot that exclusively serves this building
- **Rent/SF/YR + NNN:** Contact Broker
- **Availability:** Available Now

AREA TENANTS



DEMOGRAPHICS

1113 S Abilene St, Suite 107, Aurora, CO
Retail

AVG HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$62,232	\$68,101	\$78,729

DAYTIME POPULATON

1 MILE	3 MILE	5 MILE
21,372	165,283	371,939

POPULATON

1 MILE	3 MILE	5 MILE
23,257	187,953	418,474

AVG DAILY TRAFFIC

E Mississippi Ave
56,491 VPD

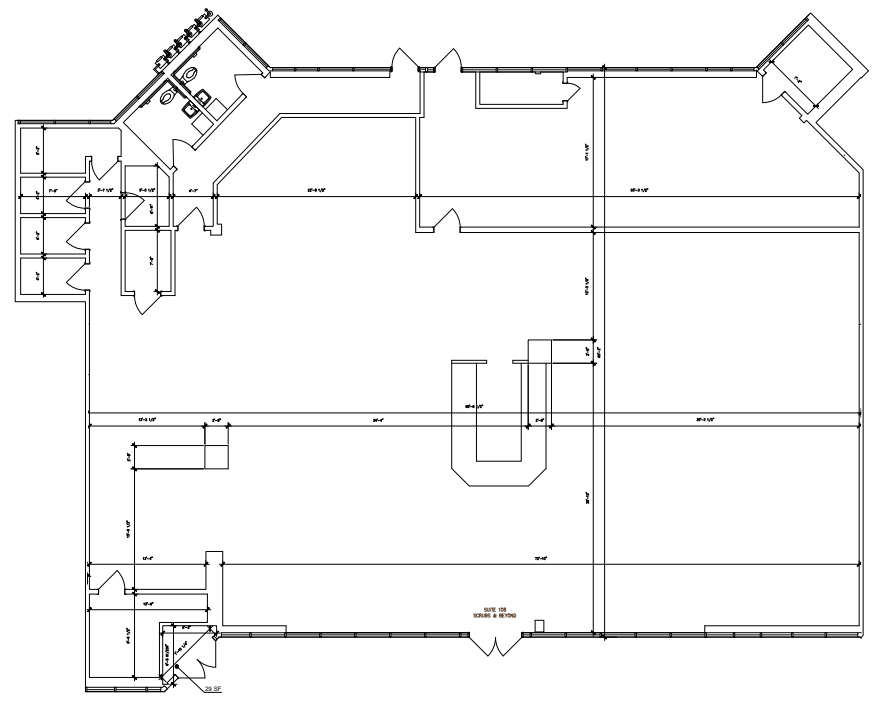
I-225
159,616 VPD

S Chambers Rd
31,115 VPD



SITE PLAN

1113 S Abilene St, Suite 107, Aurora, CO
Retail



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