



# 16710 E Iliff Street Aurora, CO 80013

**FOR LEASE | 4,500 SF**

16710 E ILIFF STREET | RETAIL PROPERTY

**\$16.00 PSF**



### PROPERTY DESCRIPTION

A free-standing automotive building with 4 bays and a small office. Located at the corner of Iliff Street and S Buckley Road. Former Discount Tire.

### PROPERTY HIGHLIGHTS

- Prominent monument sign
- +48,000 combined traffic counts at Iliff Street & S Buckley Road

### OFFERING SUMMARY

Available Size:	4,500 SF
Lot Size:	0.46 Acres
Lease Rate:	\$16.00 SF/yr (NNN)
Tax Rate:	\$7.57 / SF



### JEFF ROSS

561.620.9200 x123  
jross@kinproperties.com

### BETH CALAY

561.620.9200 x121  
bcalay@kinproperties.com

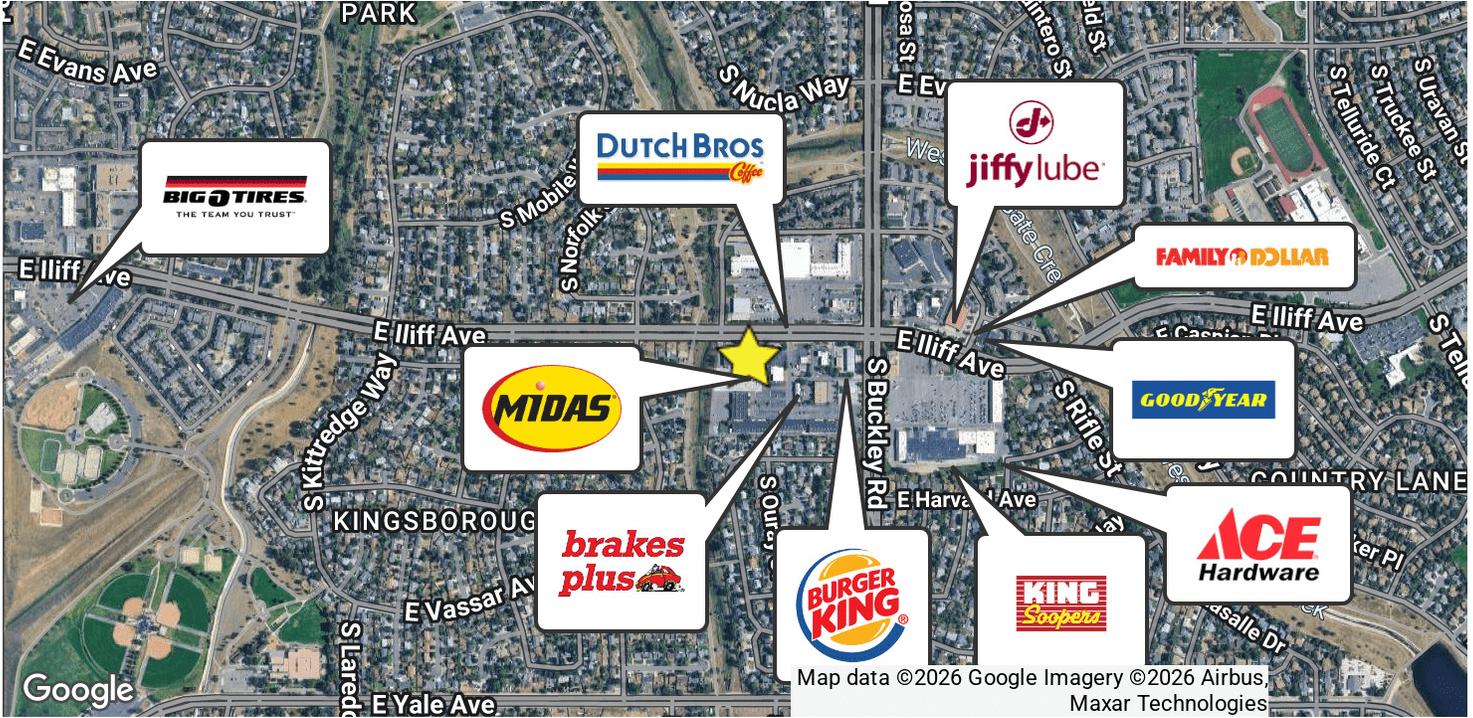
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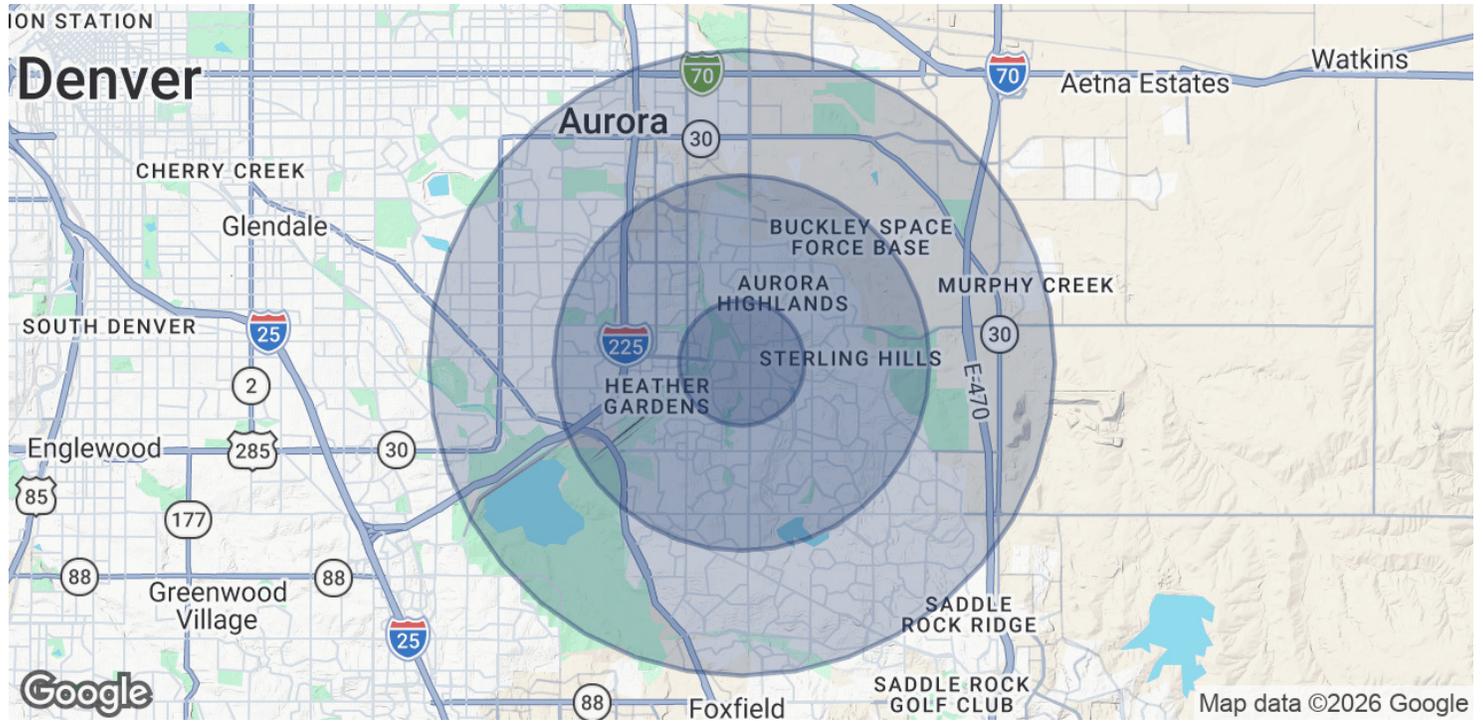
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	20,216	167,210	342,432
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	39	40	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	7,287	63,443	126,418
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$95,670	\$100,425	\$107,999
Average House Value	\$477,334	\$481,349	\$526,004

*Demographics data derived from AlphaMap*

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