

# 362 NORFOLK ST

362 Norfolk St, Aurora, CO 80011



## PROPERTY DESCRIPTION

Small Flex Space Condo for Lease. Near I-225 and 6th Ave.

## PROPERTY HIGHLIGHTS

- Drive in door: 10'x10'
- Reception/Small office/Bathroom/Warehouse space
- SQFT: 1475 SF (25'x59')
- Parking: 3 spaces for the unit and shared spaces

## OFFERING SUMMARY

Lease Rate:	\$21.50 per year (MG)
Available SF:	1,475 SF
Year Built	2001

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,843	41,400	122,617
Total Population	10,303	116,023	341,936
Average HH Income	\$59,066	\$66,230	\$72,546



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLEX SPACE CONDO FOR LEASE

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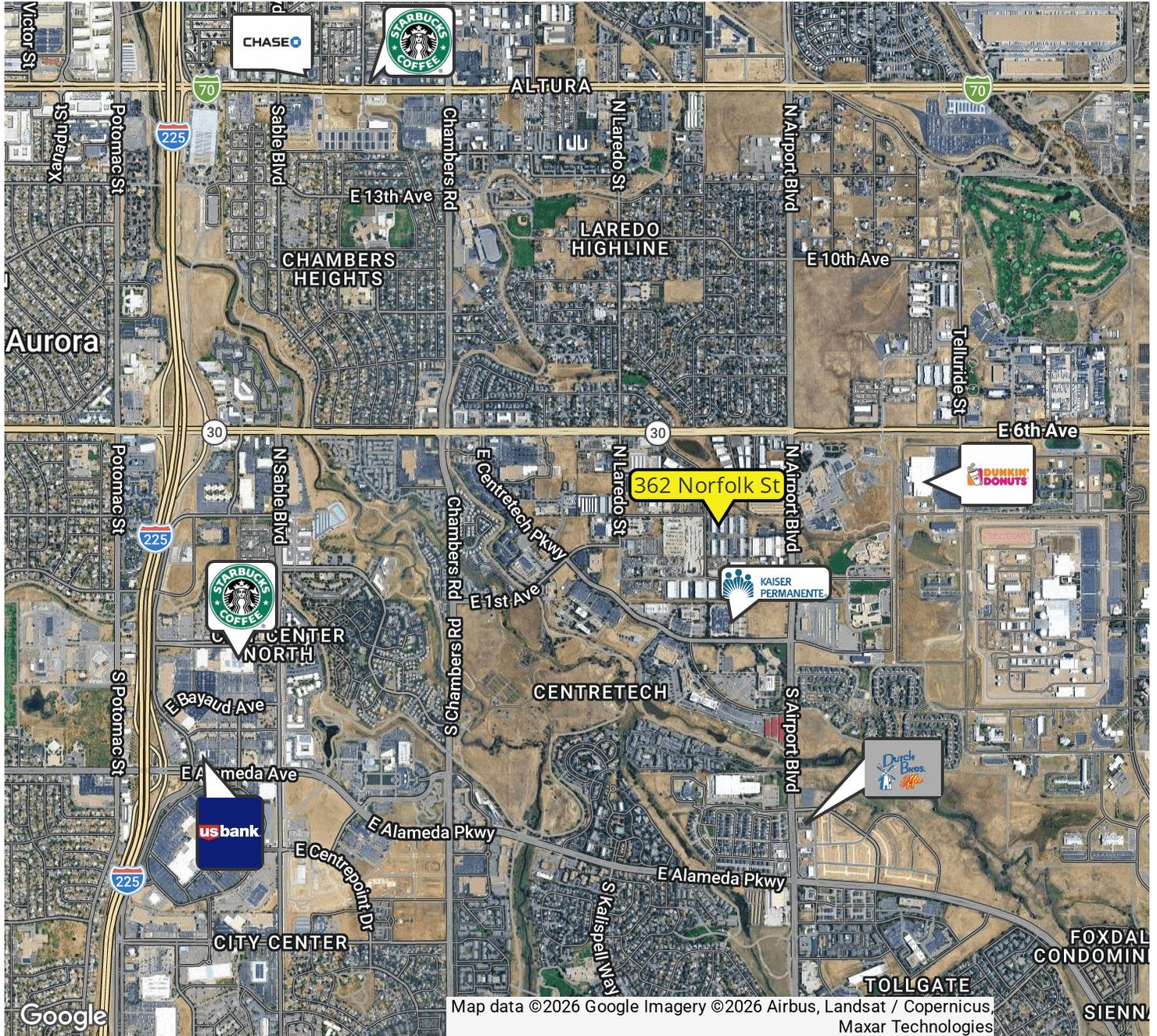
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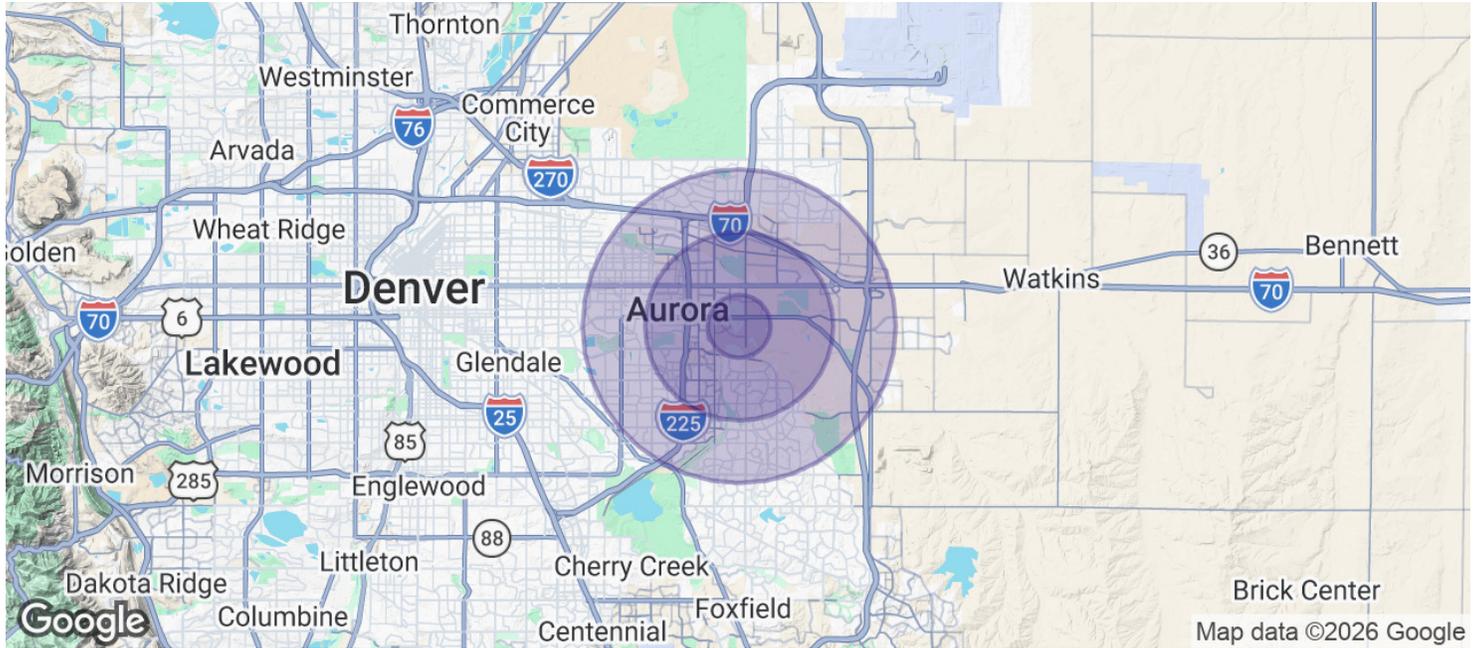
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	10,303	116,023	341,936
Average Age	34.3	33.2	34.8
Average Age (Male)	33.2	32.5	34.0
Average Age (Female)	35.7	34.4	36.0

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	3,843	41,400	122,617
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$59,066	\$66,230	\$72,546
Average House Value	\$199,891	\$225,643	\$262,600

2020 American Community Survey (ACS)



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