



7880 E MISSISSIPPI AVE | DENVER, CO

\$850,000

PROPERTY OVERVIEW

Don't miss a unique opportunity in the South-Eastern part of Denver. Conveniently located on the corner of Mississippi Ave and Parker Road. This land could be given new life in a complete redevelopment or utilize the underground storage tanks to reopen a gas station.



MUNICIPALITY

Unincorporated
Arapahoe County



ZONING

B-3



BUILDING SIZE

Kiosk (80 SF)



UNDERGROUND TANKS

Ask Broker for Details



PARCEL SIZE

.61 acre (26,571 SF)

AREA DEMOGRAPHICS

(2022)

	1 MILE	3 MILES
POPULATION	30,747	200,815
AVG INCOME	\$79,681	\$98,189

TRAFFIC COUNTS

Parker Rd	42,941
Mississippi	18,161



AERIAL MAP



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