



## 1,473 SF RETAIL UNIT AVAILABLE FOR LEASE

### LEASE RATE: \$30/SF NNN | NNN: \$19/SF

Discover prime retail opportunity in Aurora with this 1,473 SF\* space, strategically positioned to capitalize on heavy traffic and surrounded by a wealth of nearby amenities. Ideal for retail ventures seeking maximum exposure and convenience. Here's your chance to position your business in the heart of a thriving community!

#### PROPERTY DETAILS

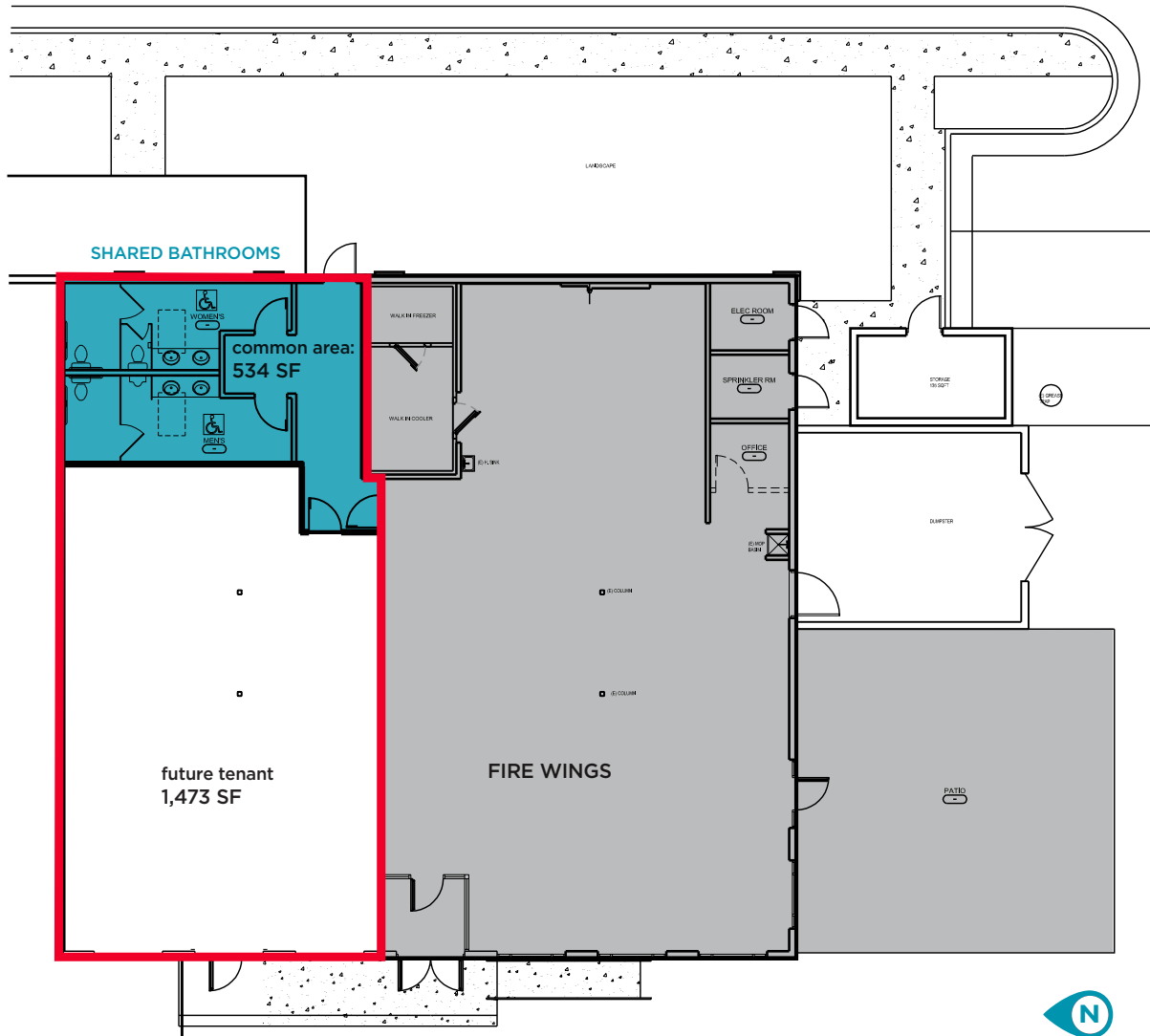
Retail Suite Size	1,473 SF
Year Built	1987
Walk Score®	71 - Very Walkable

#### PROPERTY HIGHLIGHTS

- Lots of parking
- Strong visibility
- Traffic count:  
E Mississippi Ave - 49,617 | S Abilene St - 12,025
- Next to two successful restaurant tenants
- Common Restrooms

*\*includes tenants use of shared bathrooms*

**FLOOR PLAN**





For more information, please contact:

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