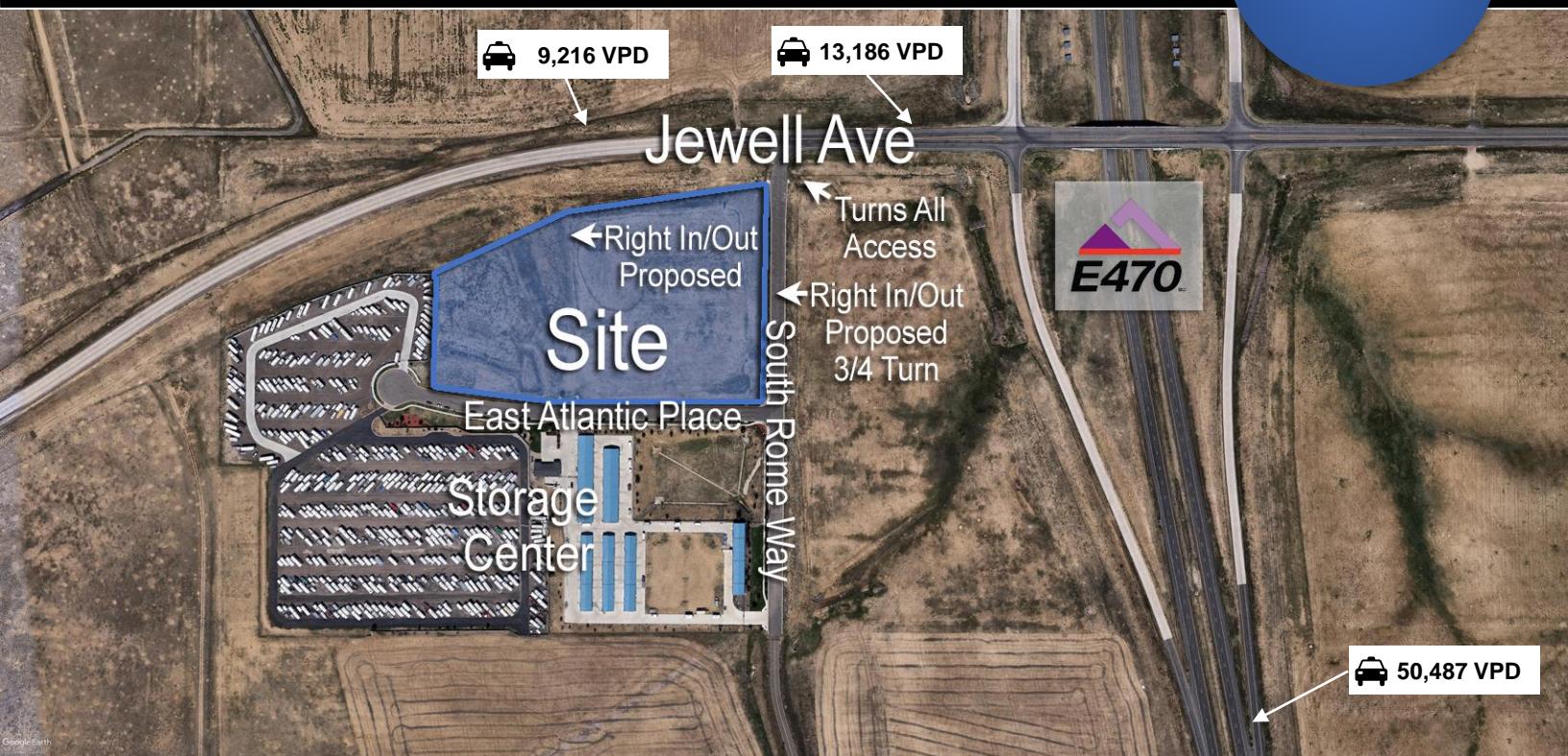


# Land for Sale | The Landings at Jewell Ave

22020 E Atlantic Place | SWC of E-470 at Jewell Ave, Aurora, CO

Retail/  
Industrial



## Property Information

The Landings At Jewel Avenue is a development with excellent visibility and access from E-470. The property will be subdivided to meet the needs of individual uses. The entire development lies within the Buckley R&D E-470 Mixed-Use Zone. Permitted uses include retail, service, light industrial, commercial and more.

The land is offered for sale, lease or build-to-suit. Lot sizes depicted are approximate, subject to change. Some access as depicted is proposed.

Call Agent for current pricing.

 **Tom Dermody, LLC**  
Commercial Real Estate Services

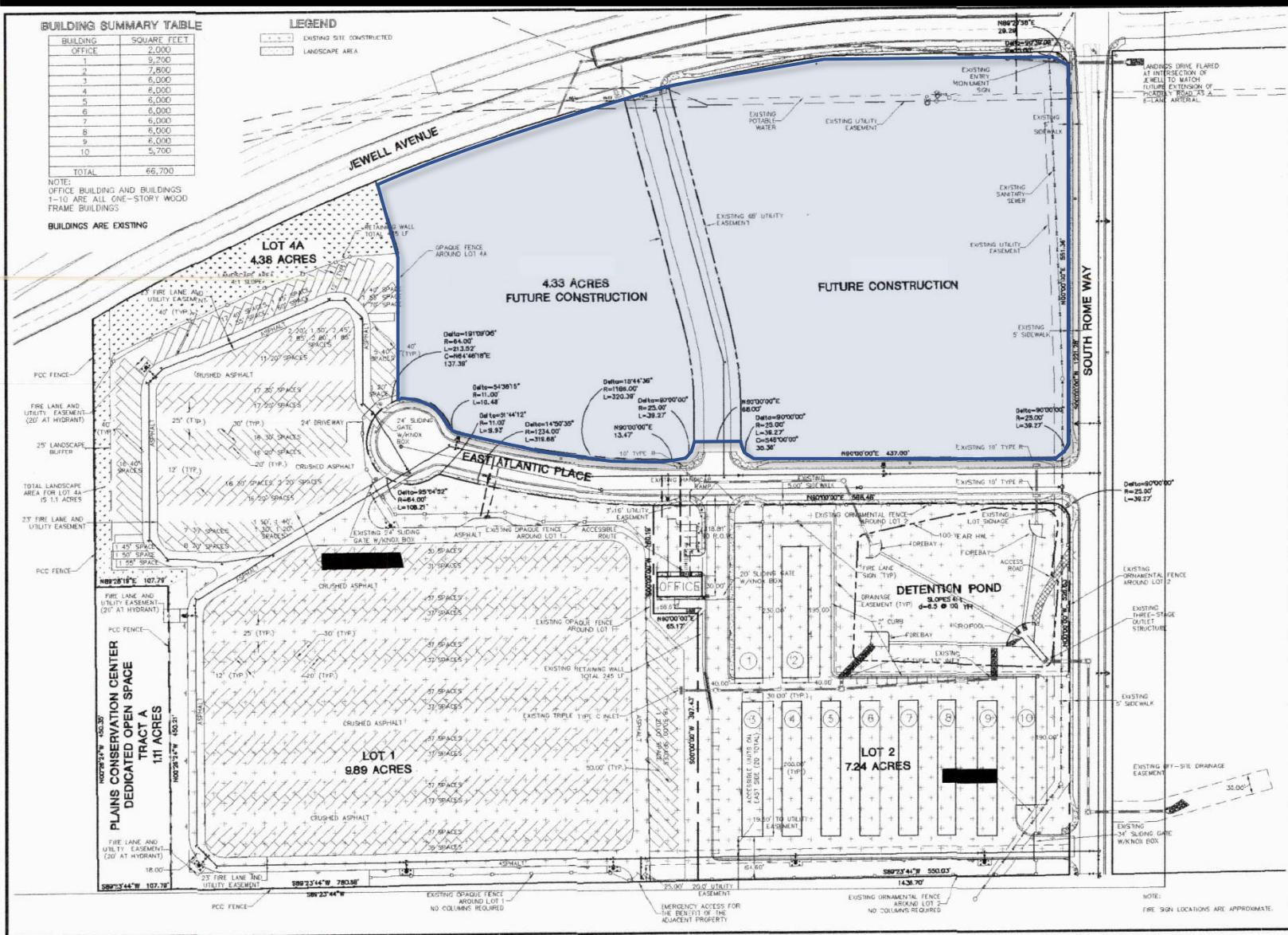
THIS DOCUMENT AND THE CONTENT HEREIN HAS BEEN PREPARED FOR GENERAL INFORMATIONAL PURPOSES ONLY. THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES WE DEEM RELIABLE. WHILE WE HAVE NO REASON TO DOUBT ITS ACCURACY, NO WARRANTY OR REPRESENTATION IS MADE OF THE FOREGOING INFORMATION. TERMS OF SALE OR LEASE AND AVAILABILITY ARE SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE. INTERESTED PARTIES SHOULD CONDUCT THEIR OWN DUE DILIGENCE.

For More Information, please contact Tom Dermody at 719.930.5119 | [tom@tomdermody.com](mailto:tom@tomdermody.com)

Tom Dermody, LLC  
[www.tomdermody.com](http://www.tomdermody.com)

# Land for Sale | The Landings at Jewell Ave

## 22020 E Atlantic Place | SWC of E-470 at Jewell Ave, Aurora, CO



## Vehicles Per Day

### Intersection

### Vehicles Per Day

JEWELL AVE: w/o Rome Wy	9,216
JEWELL AVE: w/o E-470	13,186
E-470: @ Toll Plaza B	48,118
GUN CLUB RD (SH-30): s/o Jewell Ave	23,164
JEWELL AVE: w/o Gun Club	8,413

For More Information, please contact Tom Dermody at 719.930.5119 | [tom@tomdermody.com](mailto:tom@tomdermody.com)

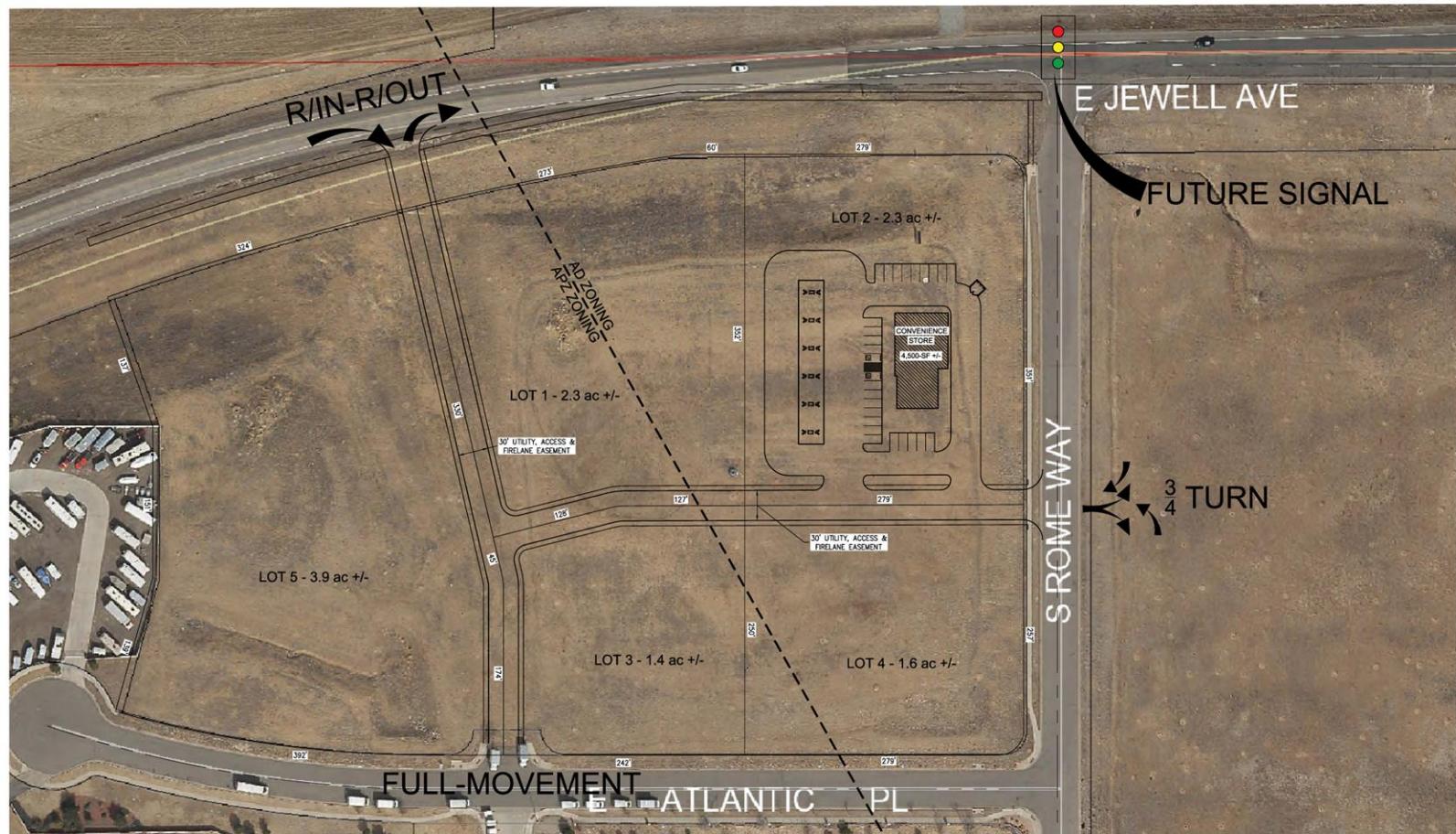
# Land for Sale | The Landings at Jewell Ave

## 22020 E Atlantic Place | SWC of E-470 at Jewell Ave, Aurora, CO

### LANDINGS AT JEWELL CONVENIENCE STORE

#### CONCEPT SITE PLAN

N 1/2 OF SECTION 25, T4S, R66W OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



 **Tom Dermody, LLC**  
Commercial Real Estate Services

For More Information, please contact Tom Dermody at 719.930.5119 | [tom@tomdermody.com](mailto:tom@tomdermody.com)

Tom Dermody, LLC  
[www.tomdermody.com](http://www.tomdermody.com)