

Southlands Land Development

23860 E Orchard Rd | Aurora, CO 80016



FOR SALE

AVAILABLE

2.25 Acres

PRICE

\$950,000

ZONING

MUR (Mixed-Use Regional District)

[\(Click Here\)](#)

ABOUT THE PROPERTY

- Unique opportunity to own 2.25 acres in the heart of the Southlands Shopping Center
- Subject property has ample shared cross parking
- Perfect for retail/restaurant development
- Join the successful retail line up of AMC, Sephora, Lululemon, Nordstrom Rack, Lucky Strike, H&M and many others

TRAFFIC COUNTS

E-470

29,920 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,603	88,628	167,155
Daytime Population	11,864	59,223	111,868
Avg. Household Income	\$184,374	\$191,315	\$175,713
Estimated Households	4,415	28,771	55,884

Year: 2024 | Source: Esri

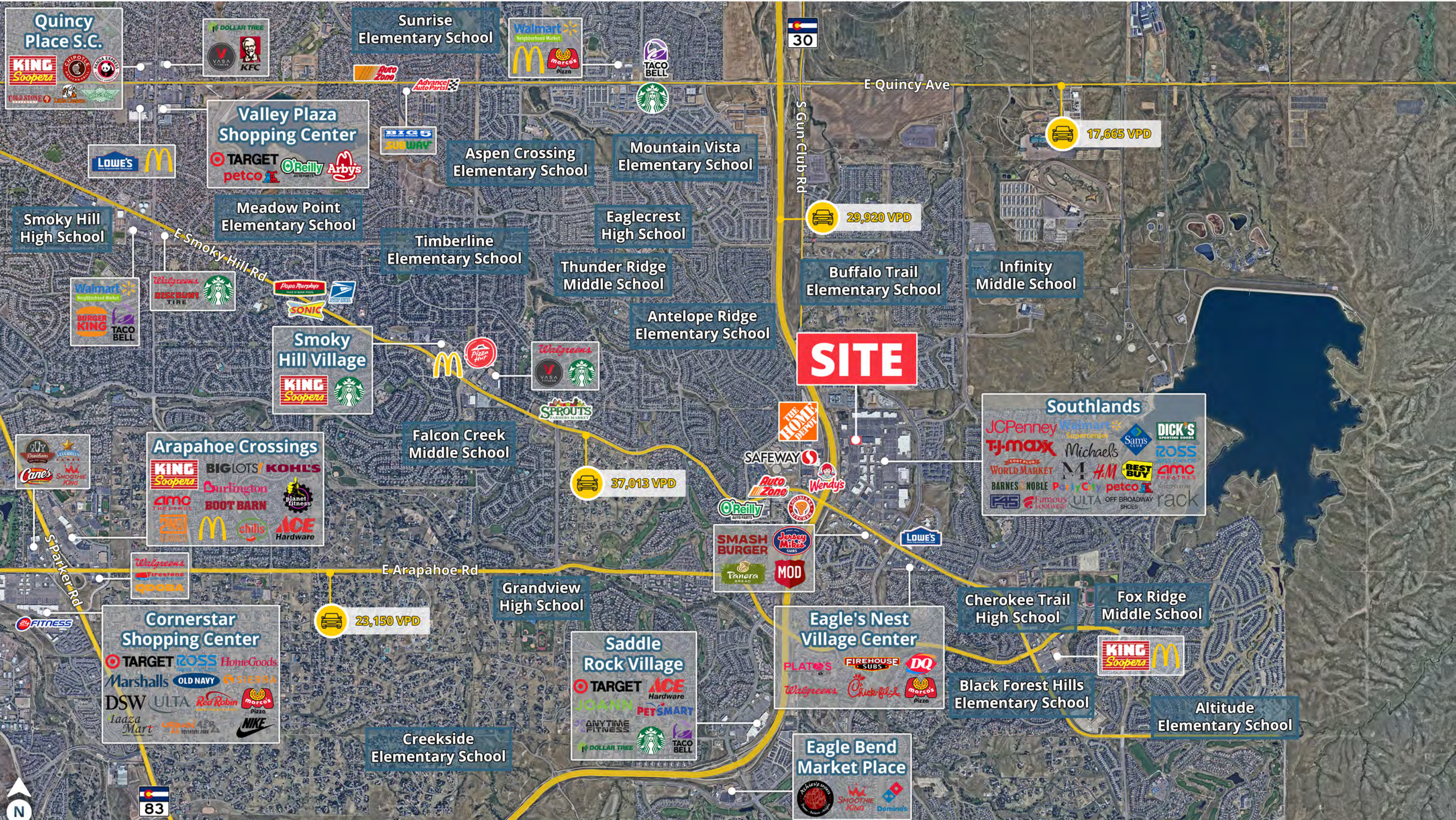
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