

FUTURE DEVELOPMENT SITE

SEC E 6th Parkway & E-470, Aurora, Colorado



PROPERTY OVERVIEW:

- Pads available
- QSR, Convenience, Bank, Day Care, Medical

FEATURES:

- Adjacent to expanding residential developments
- Great visibility to E-470
- Rapidly growing and under served trade area

DEMOGRAPHICS

POPULATION



3 Mile:	5 Mile:	7 Mile:
13,882	114,950	299,287

DAYTIME POPULATION



3 Mile:	5 Mile:	7 Mile:
6,855	60,039	154,237

HOUSEHOLDS



3 Mile:	5 Mile:	7 Mile:
4,710	40,572	106,530

AVG. HH INCOME



3 Mile:	5 Mile:	7 Mile:
\$85,610	\$70,061	\$67,416

AVG. DAILY TRAFFIC



S Gun Club Rd south of 6th Pkwy	9,325 VPD
On E-470 south of 6th Pkwy	40,937 VPD

For more information,
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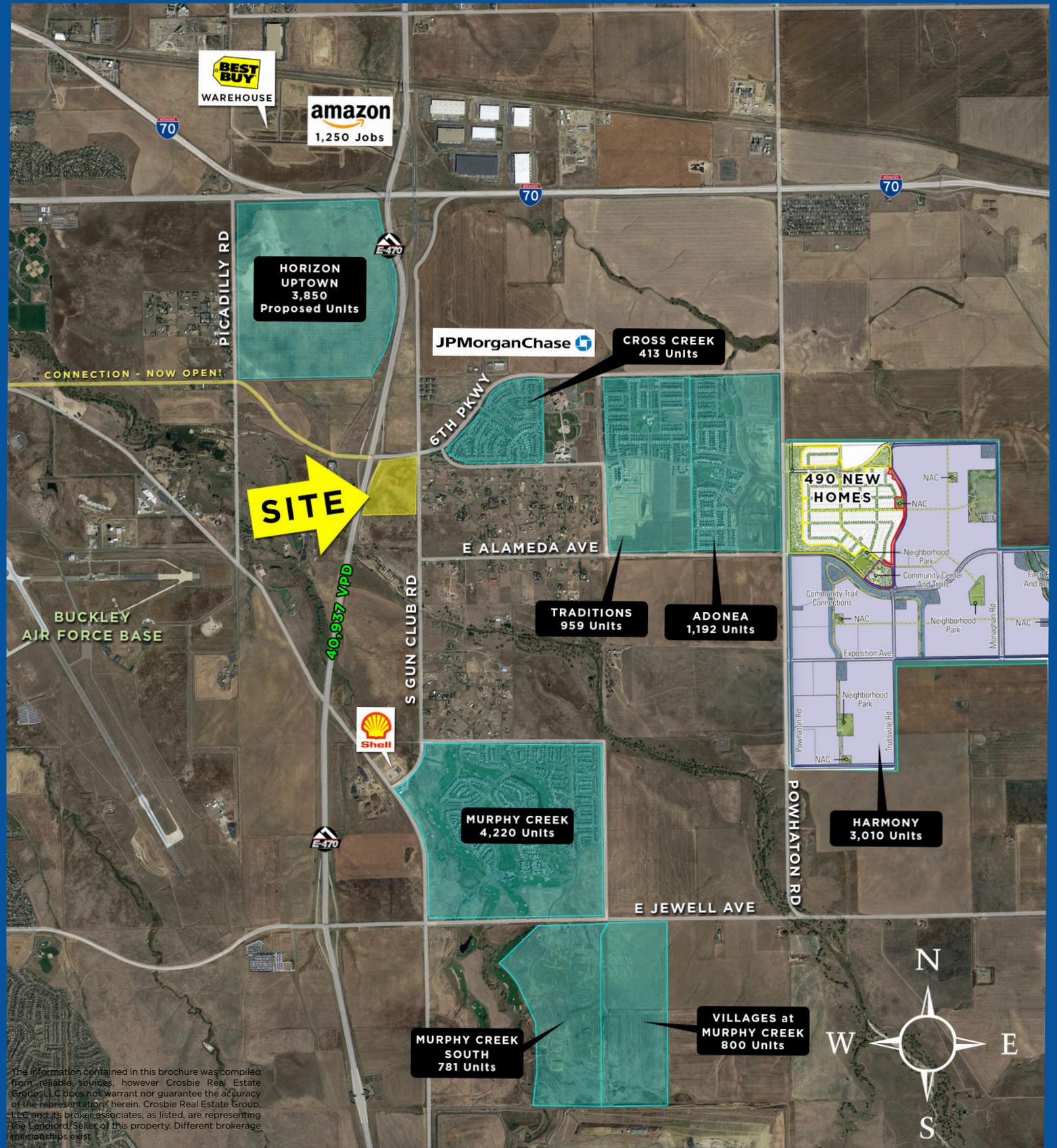
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Disclosure Agreement

