REDEVELOPMENT SITE FOR SALE

1369 S Havana Street, Aurora, Colorado



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PROPERTY OVERVIEW:

• Land Area: 1.007 AC

• Current Building Area: 3,684 SF

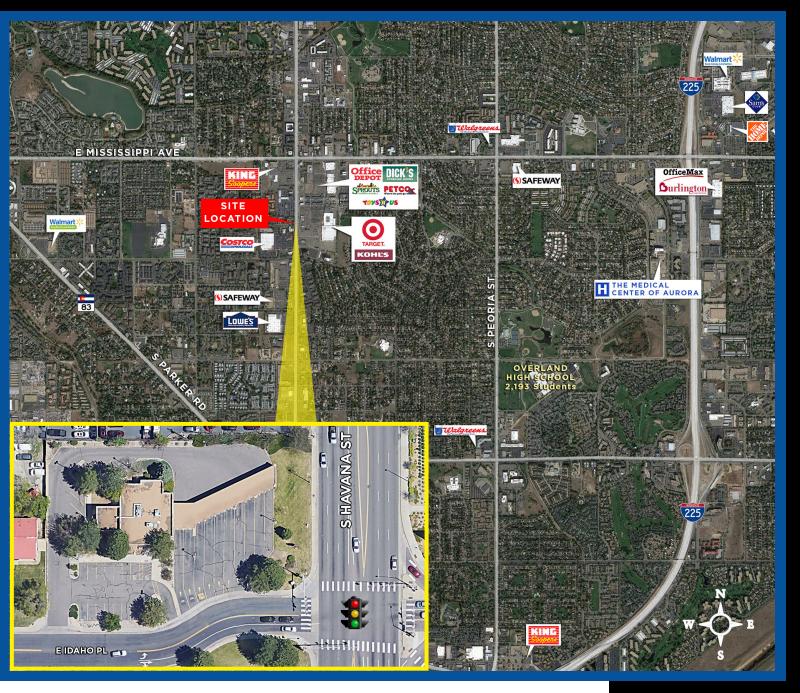
Zoning: B-1

Features: Frontage and visibility along Havana
 Street. High traffic counts with 47,000+ VPD.

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DEMOGRAPHICS



DAYTIME POPULATION

1 Mile: 3 Mile: 5 Mile:

9,180 83,357 237,564

AVG. DAILY TRAFFIC

On Havana south of Mississippi 47,983 VPD
On Havana north of Florida 45,796 VPD

1 Mile: 3 Mile: 5 Mile: 13,620 87,382 211,018

AVG. HH INCOME

1 Mile: 3 Mile: 5 Mile:
\$61,731 \$66,844 \$81,044

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Disclosure Agreement



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