PICADILLY MARKETPLACE

SEC 56th Avenue & Picadilly Road, Aurora, CO

PROPERTY OVERVIEW

- New Shopping Center Development anchored by King Soopers
- Retail pads and small shop space available
- Underserved and growing trade area
- Easy access to I-70, E-470, and Denver International Airport
- **42,420 new homes** in trade area upon completion (see aerial)

CONTACT

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CROSBIE REAL ESTATE GROUP

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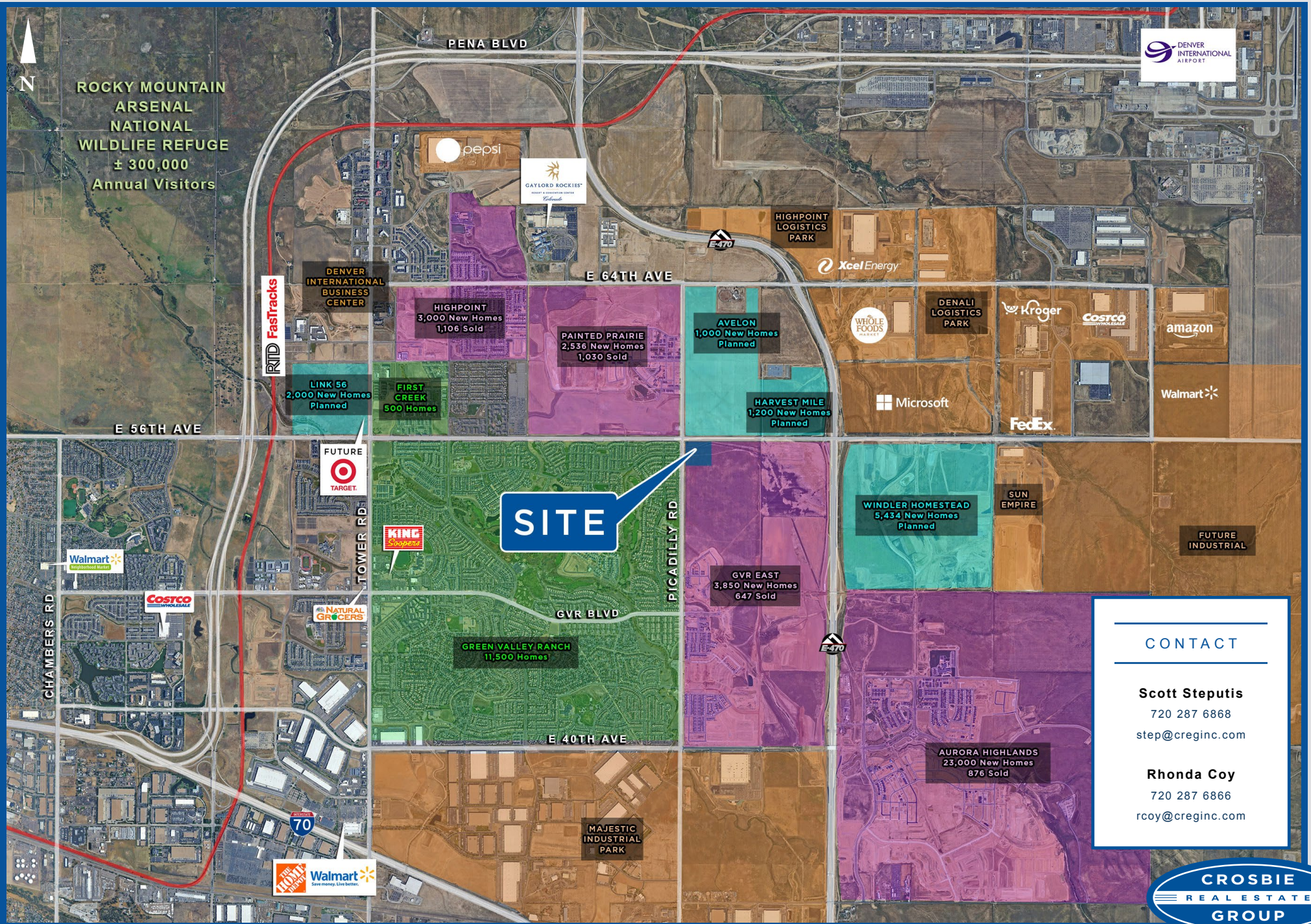

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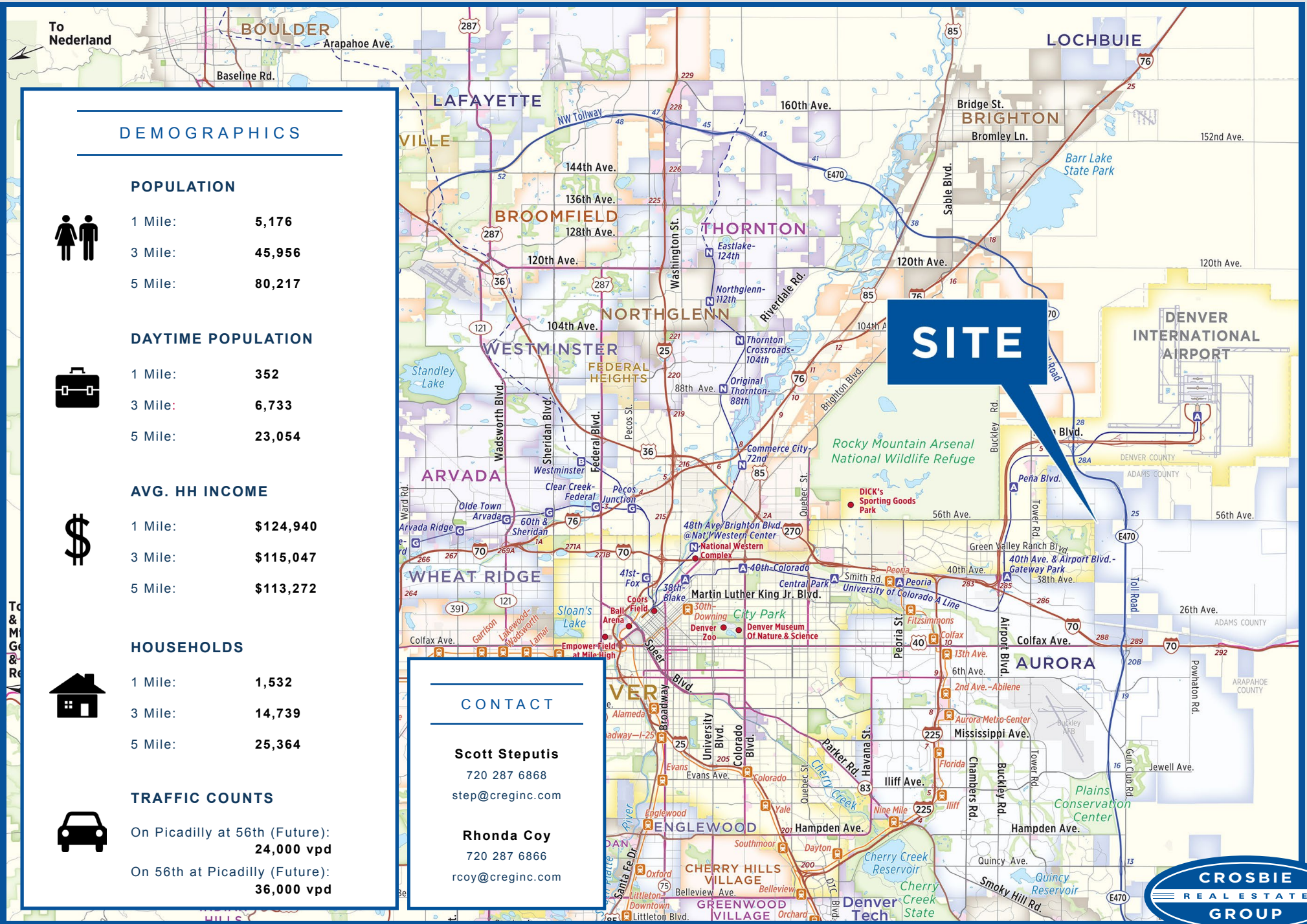

DEMOGRAPHICS

POPULATION

1 Mile:	**5,176**
3 Mile:	**45,956**
5 Mile:	**80,217**

DAYTIME POPULATION

1 Mile:	**352**
3 Mile:	**6,733**
5 Mile:	**23,054**

AVG. HH INCOME

1 Mile:	**$124,940**
3 Mile:	**$115,047**
5 Mile:	**$113,272**

HOUSEHOLDS

1 Mile:	**1,532**
3 Mile:	**14,739**
5 Mile:	**25,364**

TRAFFIC COUNTS

On Picadilly at 56th (Future): **24,000 vpd**

On 56th at Picadilly (Future): **36,000 vpd**

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