

# ABILENE MARKET

## shopping center



13900 EAST MISSISSIPPI AVENUE | AURORA, COLORADO 80012

### INFORMATION

- Located at the southeast quadrant of I-225 & Mississippi Avenue
- Rare 20,000 SF Junior Box space
- Abundant on-site parking
- Co-Tenants: K&G Mens Store, Catherines, Subway and Cici's Pizza

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2014 Population	24,296	184,760	413,171
Avg Household Inc.	\$56,451	\$60,294	\$67,850
Employees	9,861	63,039	139,667
Businesses	947	6,256	14,564

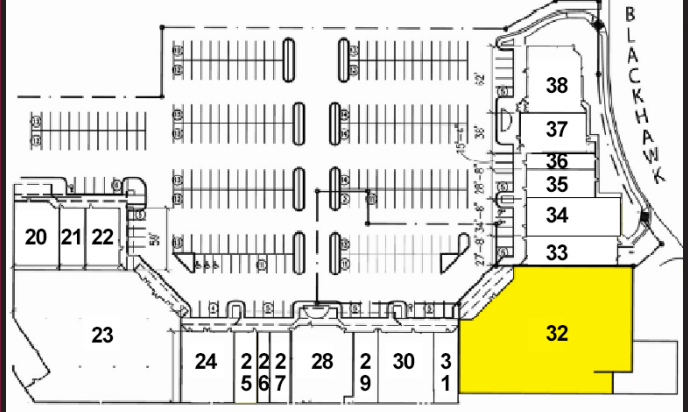
Demographics Source: Allocate Data 2017

### TRAFFIC COUNTS

On Mississippi Ave west of Abilene St	52,600 cars/day
On Abilene St north of Mississippi Ave	16,128 cars/day <sup>1</sup>
On Abilene St south of Mississippi Ave	32,041 cars/day <sup>2</sup>
On I-225 north of Mississippi Ave	141,000 cars/day <sup>3</sup>
On I-225 south of Mississippi Ave	127,000 cars/day <sup>3</sup>

Source: DRCOG 2013, <sup>1</sup>2014, <sup>2</sup>2012, CDOT <sup>3</sup>2016

### SITE PLAN & TENANT ROSTER



20	Azzy Liquors	2,721 SF	30	National Vision	ABC's & Eyeglasses	3,608 SF
21	The UPS Store	1,416 SF	31	EM Leather		1,559 SF
22	Slick Nail Corp	1,971 SF	32	<b>AVAILABLE</b>		<b>20,000 SF</b>
23	K&G Men's Store	17,909 SF	33	Stilo Salon		2,410 SF
24	Catherines, Inc	3,375 SF	34	Vacant		3,000 SF
25	Boost Mobile	1,496 SF	35	Red Wing Shoe Co		1,864 SF
26	Think! Toner & Ink	816 SF	36	Yakety Yak Wireless		995 SF
27	X Zone 51	1,315 SF	37	Vacant		2,465 SF
28	Cici's Pizza	4,136 SF	38	Cricket Comm		3,232 SF
29	Subway	1,637 SF				

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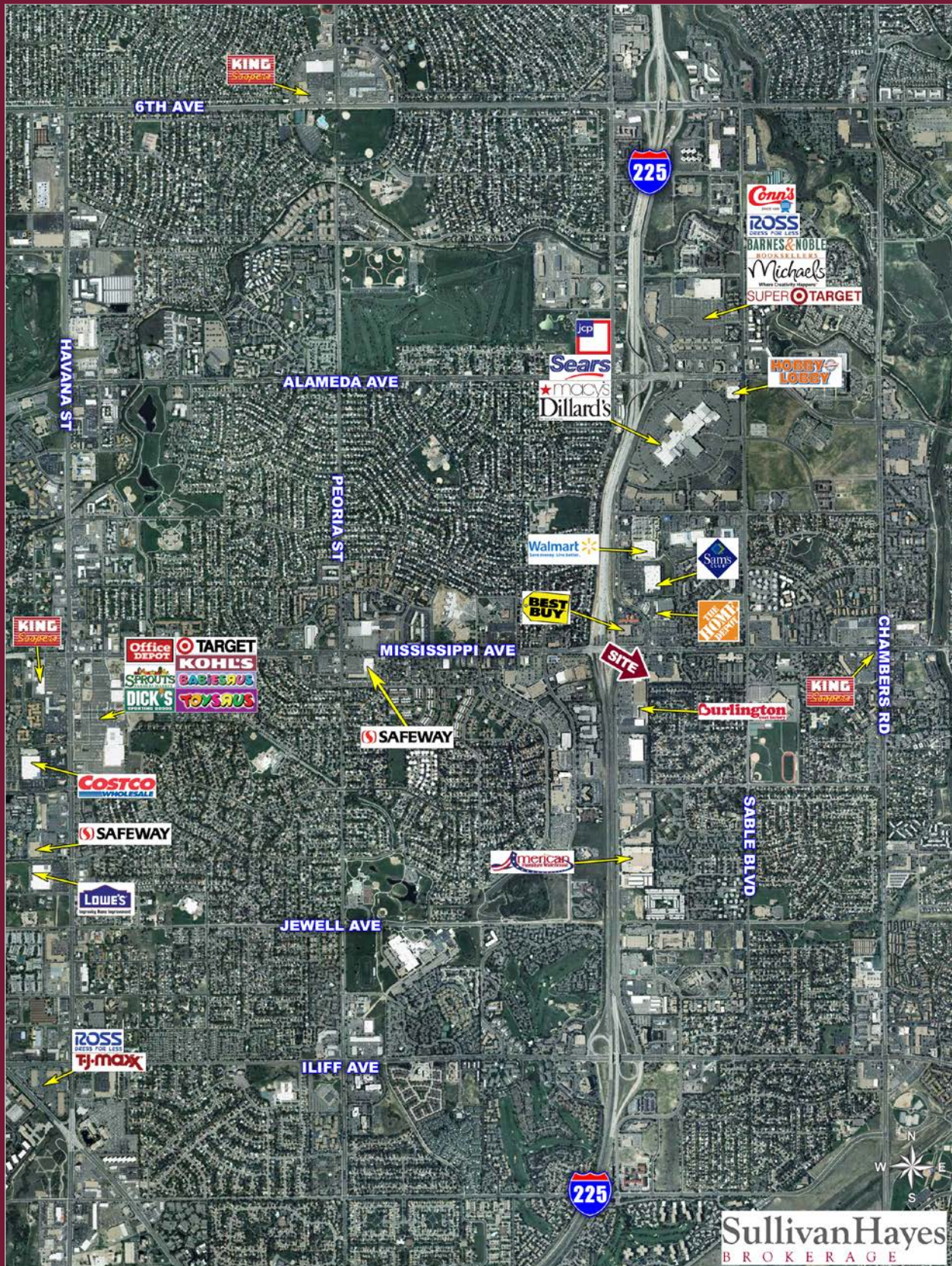
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