

# HAVANA & MISSISSIPPI PAD

10797 E Mississippi Avenue, Aurora, Colorado



## PROPERTY OVERVIEW:

- **Available:**  
≈34,000 SF of land
- **Price:**  
\$80,000/yr NNN
- Full access from Mississippi Ave
- Adjacent to Gardens on Havana development
- Excellent retail corridor
- **Zoning:** B-3\*



\* Permitted uses: Bank, restaurant, drive thru, medical, pawn, retail and veterinary  
Conditional uses: Auto sales, bar, car wash, fuel station, kennel, rv/trailer sales

For more information, contact:

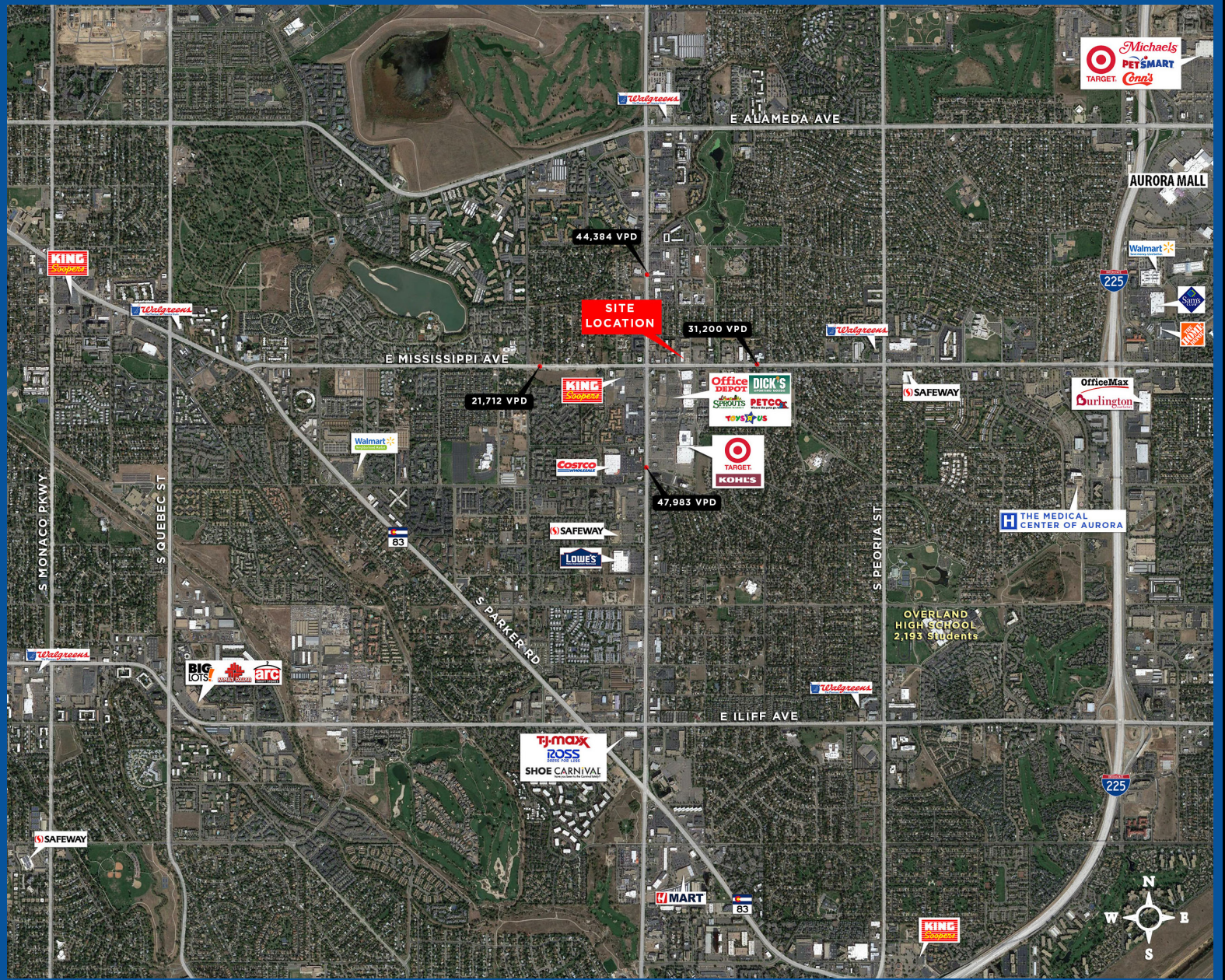
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## DEMOGRAPHICS

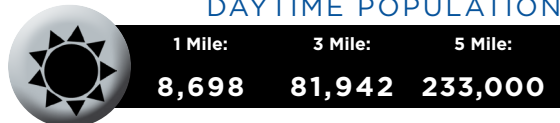
### POPULATION



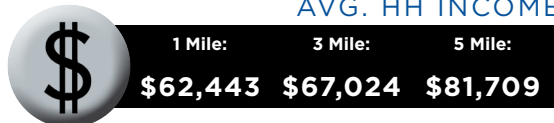
### HOUSEHOLDS



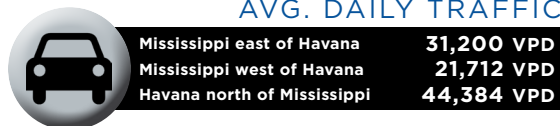
### DAYTIME POPULATION



### AVG. HH INCOME



### AVG. DAILY TRAFFIC



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