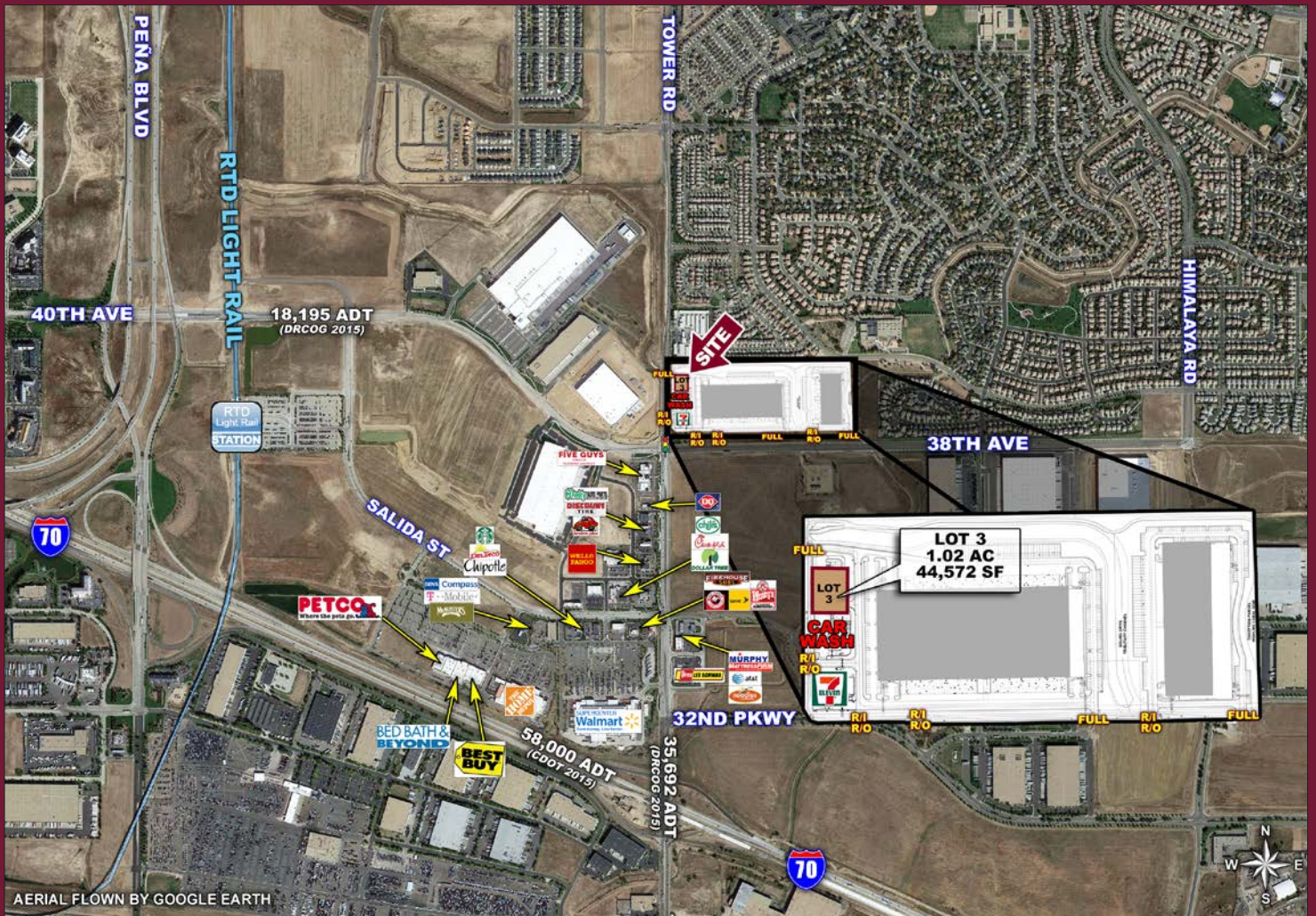


GREEN VALLEY RANCH: PAD SITES AVAILABLE

NEC 38TH AVENUE AND TOWER ROAD | AURORA, CO



INFORMATION

- One Prime Retail Pad left for sale, ground lease, or build to suit along Tower Rd
- Only one left:
Lot 3: Approx. 2.5 AC

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	7,354	72,519	161,111
Avg. HH Inc.	\$68,114	\$70,629	\$62,148
Employees	2,779	29,118	90,155
Businesses	130	1,389	5,701

Source: Allocate Data 2017

TRAFFIC COUNTS

On Tower Rd south of 32nd Ave	35,692 cars/day
On Tower Rd north of 45th Ave	22,142 cars/day

Source: DRCOG 2015

5570 DTC Parkway, Suite 100 | Greenwood Village, CO 80111 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

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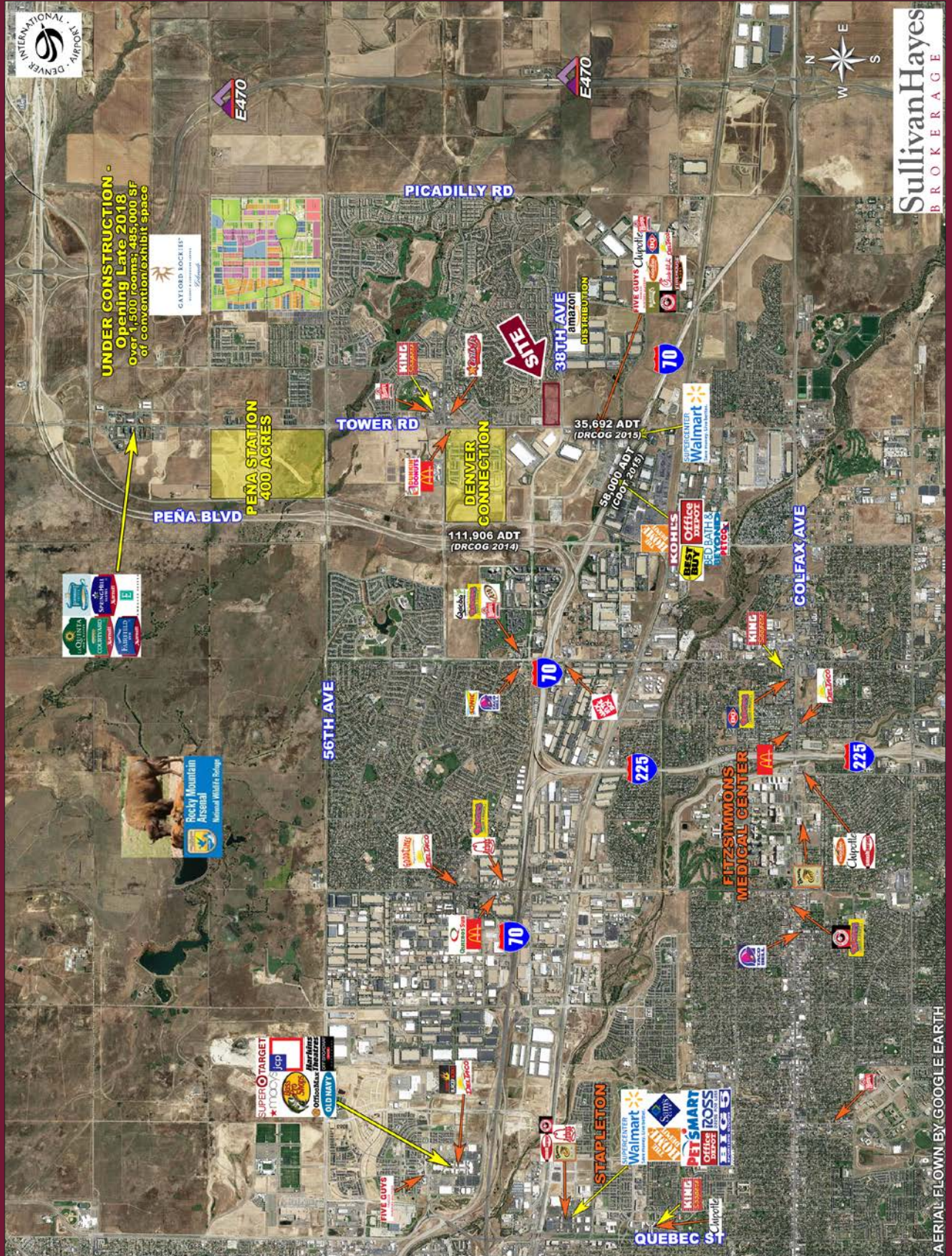
B R O K E R A G E

we are
RETAIL
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS
AGENCY
DISCLOSURE

Courtney Key
720.382.7514 | ckey@sullivanhayes.com

GREEN VALLEY RANCH: PAD SITES AVAILABLE

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