



1200 S. Abilene Street

Aurora, Colorado 80012

Property Overview

- Two (2) highly visible retail spaces for lease
- Great exposure to more than 141,000 vehicles per day
- Next to a top performing Burlington Coat Factory store
- Surrounded by wide variety of fast-casual & fine dining options, retail, hotels, and more
- Easy, quick access to I-225, I-70, and Parker Road
- Abundant parking

Unit B Lease Rate: \$8.00/SF NNN

Unit C Lease Rate: \$8.00/SF NNN

Property Facts

Available SF:	31,532 SF
Unit B:	15,232 SF
Unit C:	16,300 SF
Building Size:	110,913 SF
Parking Ratio:	4.63/1,000

For more information:

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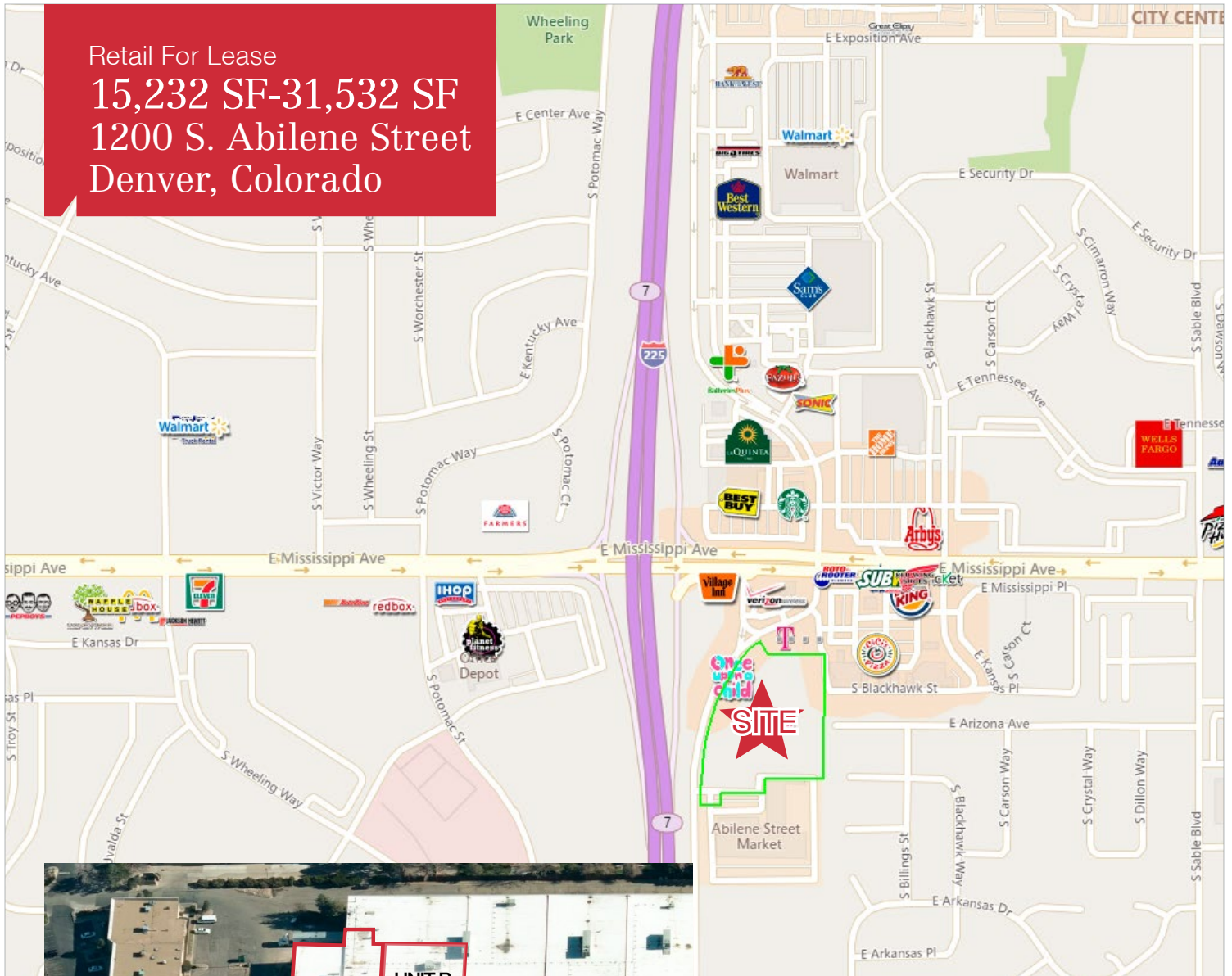
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Retail For Lease

15,232 SF-31,532 SF
1200 S. Abilene Street
Denver, Colorado



Traffic Counts

Daily Volume

E Mississippi Ave @ I-225 **53,000**

I-225 @ E Mississippi Ave **141,000**

S Abilene St @ E Florida Ave **14,000**

*Source: LandVision

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Demographics

	1 Mile	3 Mile	5 Mile
Population	23,644	194,496	432,202
Average Household Income	\$59,321	\$70,132	\$76,850
Daytime Employees	7,360	58,214	132,474

*Source: LandVision

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