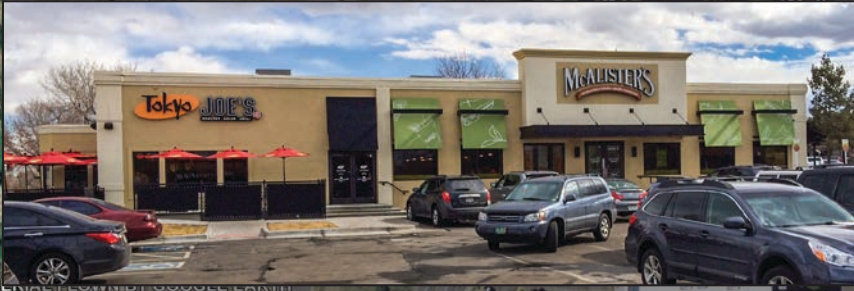


TURN KEY RESTAURANT OPPORTUNITY MISSISSIPPI AVENUE & ABILENE STREET NEAR I-225

13950 EAST MISSISSIPPI AVENUE | AURORA, COLORADO 80012



INFORMATION

- Restaurant Size: 4,144 SF
- Ample parking

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	24,746	184,899	413,273
Avg Household Inc	\$64,897	\$70,758	\$78,330
Employees	10,187	67,556	147,361
Businesses	989	6,378	15,550

Source: Applied Geographic Solutions 2018

TRAFFIC COUNTS

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

Source: DRCOG 2013, ¹2014, ²2012, ³CDOT 2016



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