

PROPERTY SUMMARY

Location: 380 S Potomac St

Aurora, CO 80012

County: Arapahoe

Building Size: 14,550 SF

Land Size: 49,903 SF (1.15 AC)

Space Availability: 1,875-14,550 SF

Clear Height: 14'

Loading: Eight (8), 10'X10' Drive-In Doors

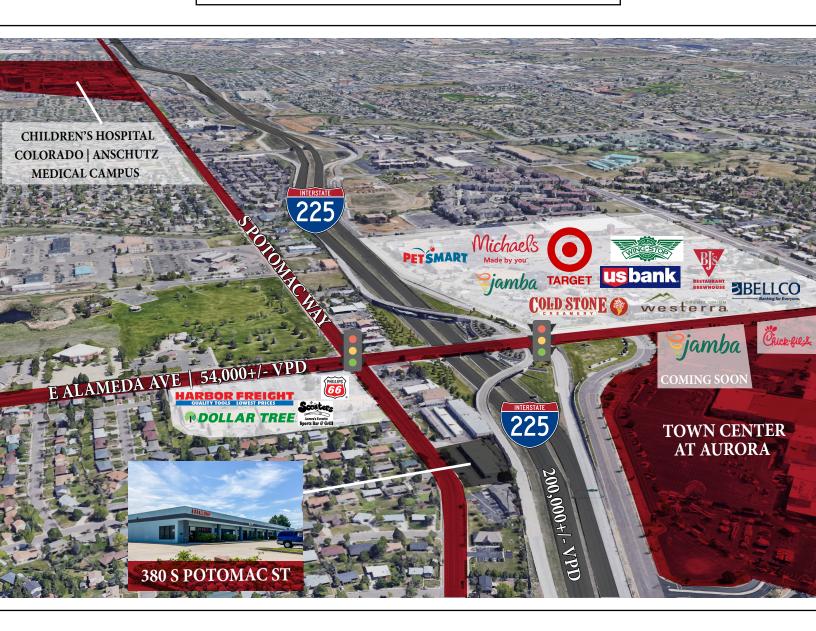
Expenses: \$4.55/SF (estimate)

Parking: 43 Spaces

PROPERTY HIGHLIGHTS

- » Eight (8), 10'X10' Drive-In Doors
- » New Roof in 2021
- » Immediate Access to I-225
- » Currently Split Into Six (6) Suites; Can
- » Also Accommodate Single User
- » Abundant Parking
- » Separately Metered Gas and Electric

AREA MAP & DEMOGRAPHICS



DEMOGRAPHICS

TRAFFIC COUNTS









POPULATION

1 MILE | 14,175

3 MILE | 123,096

5 MILE | 358,074

HOUSEHOLDS

1 MILE | 5,204

3 MILE | 43,734

5 MILE | 129,641

MEDIAN HOUSEHOLD INCOME

1 MILE | \$61,984

3 MILE | \$63,028

5 MILE | \$72,751

54,000+/- VPD

E ALAMEDA

200,000+/- VPD

I-225

PROPERTY PHOTOS













DISCLOSURE

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