

AVAILABLE

Multi-Tenant Flex/Industrial Building  
Entire Building Available



380 S POTOMAC ST  
AURORA, CO 80012

#### PROPERTY SUMMARY

<b>Location:</b>	380 S Potomac St Aurora, CO 80012
<b>County:</b>	Arapahoe
<b>Building Size:</b>	14,550 SF
<b>Land Size:</b>	49,903 SF (1.15 AC)
<b>Space Availability:</b>	1,875-14,550 SF
<b>Clear Height:</b>	14'
<b>Loading:</b>	Eight (8), 10'X10' Drive-In Doors
<b>Expenses:</b>	\$4.55/SF (estimate)
<b>Parking:</b>	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

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# 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

This information contained herein was obtained from sources deemed to be reliable; however, Brockman Group LLC, Christopher Student, Justin Brockman and/or our affiliates make no guarantees, warranties or representations as to the completeness or accuracy thereof.