

Now Available For Lease | 13250 East Mississippi Avenue Aurora, Colorado 80012



All photography both sides | Copyright © 2008 by J. Barry Winter | All Rights Reserved

Unique Space Is Now Available

AVAILABLE | 8,135 sf

*For rates, please call one
of our listing brokers below*

Estimated Average Traffic Counts (2010)

On S Potomac St at E Mississippi Ave **20,884 VPD**
On E Mississippi Ave at S Potomac St **60,181 VPD**

Area Demographics (2011)

	1-Mile	3-Miles	5-Miles
Average Est. Population	21,332	173,996	393,907
Average HH Income	\$59,927	\$60,835	\$63,755

Source for Traffic & Demographics: CoStar Realty Information, 05/17/2012



6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

Tim Hakes

720-880-2923 direct | 720-352-9457 cell

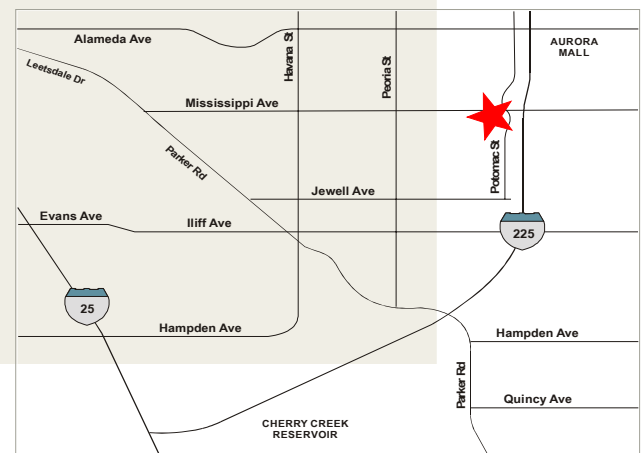
Stephanie Kamlet

720-880-2924 direct | 303-667-2029 cell

www.weststarcommercial.com

This 8,135 sf property has great potential from its extreme visibility from a high daily traffic count both east and west directions on the popular East Mississippi Avenue with easy access, and ample off-street parking.

Situated within the heart of Aurora's centralized retail trade district, this property is well-positioned within high-population communities, and with nearby access to the Interstate I-225 corridor, this an ideal opportunity worth looking into.



Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change

Copyright © 2020 Weststar Commercial / All Rights Reserved
VTH-041520

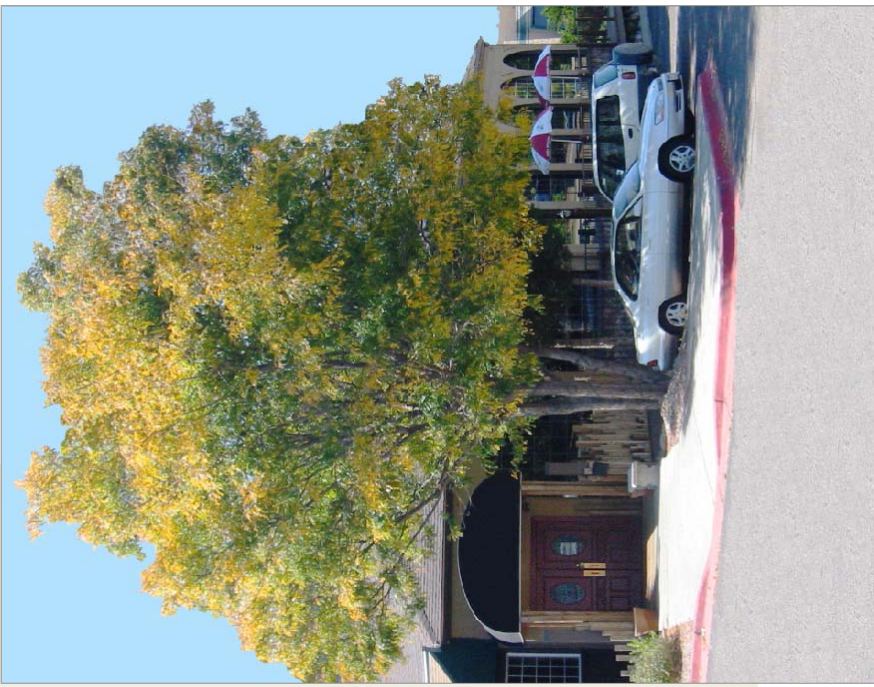
13250 East Mississippi Avenue

Aurora, Colorado 80012

Tim Hakes
720-880-2923 direct | 720-352-9457 cell
Stephanie Kamlet
720-880-2924 direct | 303-667-2029 cell



Photography | Copyright © 2008 by J. Barry Winter | All Rights Reserved



All photography both sites | Copyright © 2008 by J. Barry Winter | All Rights Reserved



Photography | Copyright © 2008 by J. Barry Winter | All Rights Reserved

weststar
Copyright © 2020 Weststar Commercial VTR041520