



New Available Ground Lease - approx 23,261 SF

Approx 2 blks N of E Mississippi Ave on S Abilene St, Aurora, CO 80012

Traffic Counts ¹(2017); ²(2022)

¹On E Mississippi Ave at S Abilene St E **52,600 VPD**
²On E Mississippi Ave at S Abilene Ct W **56,995 VPD**

Area Demographics (2022)	1-Mile	3-Miles	5-Miles
Population Estimate	24,023	185,630	432,303
Average HH Income	\$68,000	\$73,531	\$82,086

Data Sources | Traffic: TrafficMetrix (08/17/2022)
Demographics: CoStar Group (08/17/2022)



(formerly Aurora Mall)



*Just five minutes north is the familiar
Town Center at Aurora with large retail establishments*



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LAND LEASE / 23,261 SF

Unsubordinated ground lease

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*Land has cross easements
with Sam's Club

Only 10 min from The Gardens on Havana

Only 20 min from DIA via I-225