

**RETAIL
FOR LEASE
1,024 SF**

**PARKER EXCHANGE
2601 S. PARKER RD.
AURORA, CO 80014**



1060 BANNOCK ST., SUITE 300
DENVER, COLORADO 80204
PHONE 303.592.7300
FAX 303.592.7305
WWW.AXIORE.COM



S. PARKER RD.

LENNY'S GOLF & SUPPLIES SH #2601 -	BAKERY #2603	LOMBARD'S #2611	SU & DBL ALTERATIONS #2613	METRO PCS #2621	ALLSTATE INSURANCE #2623	1,024 SF #2625	DYLAN'S BAR #2627	PURPLE HAZE #2629
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HIGH INCOME AURORA NEIGHBORHOOD SHOPPING CENTER

**LOCATED AT INTERSECTION WITH HIGH TRAFFIC COUNTS
DENSELY POPULATED AREA
GREAT VISIBILITY AND EASY ACCESS TO CENTER
AMPLE PARKING & SIGNAGE OPPORTUNITIES**

TRAFFIC COUNTS

**44,320 VPD ON S. PARKER RD. SOUTH OF YALE AVE.
14,298 VPD ON YALE AVE. EAST OF S. PARKER RD.**

DEMOGRAPHICS

AXIO COMMERCIAL REAL ESTATE REPRESENTS THAT IT HAS NOT MADE A PHYSICAL INSPECTION OF THE PROPERTY AND HAS NO ACTUAL KNOWLEDGE OF ANY DEFECTS IN THE PROPERTY EXCEPT AS IDENTIFIED IN WRITING TO THE BUYER. THE BUYER HAS BEEN ADVISED BY BROKER TO MAKE AN INVESTIGATION OF THE PROPERTY AT ITS OWN EXPENSE, WHICH INVESTIGATION SHOULD INCLUDE WITHOUT LIMITATION THE AVAILABILITY OF ACCESS, UTILITY SERVICES, ZONING, ENVIRONMENTAL RISKS, SOIL CONDITIONS, STRUCTURAL INTEGRITY AND MECHANICAL SYSTEMS.

	<u>2016</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION:		21,538	158,566	419,341
AVG. HH INCOME:		\$62,537	\$64,511	\$75,202
DAYTIME POPULATION:		13,600	61,812	224,463

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