

COMMERCIAL LOT FOR SALE

6TH AVENUE & POTOMAC

570 POTOMAC STREET, AURORA, CO 80011



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Prime Development Land for Sale
- Fully Finished, Graded & Site-plan Ready Lot
- Adjacent to Shell Gas Station & Edge at Fitzsimons Apartments
- Great Access to Public Transportation
- Close Proximity to Anschutz Medical Campus, Restaurants, Shopping, Hotels, & Banks
- Minutes from Denver Tech Center, Highways I-225, I-70 & I-25

PROPERTY DETAILS

LOT SIZE	0.5322 AC m/l
LOT DIMENSIONS	99' x 234'
PRICE	Contact Broker
ZONING	Commercial
WATER / SANITATION	Aurora Water
GAS / ELECTRIC	Xcel Energy
FRONTAGE	99' on 6th Ave.
CITY / COUNTY	Aurora / Arapahoe

TREVEY COMMERCIAL

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HEATH HONBARRIER

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NICK BEACH

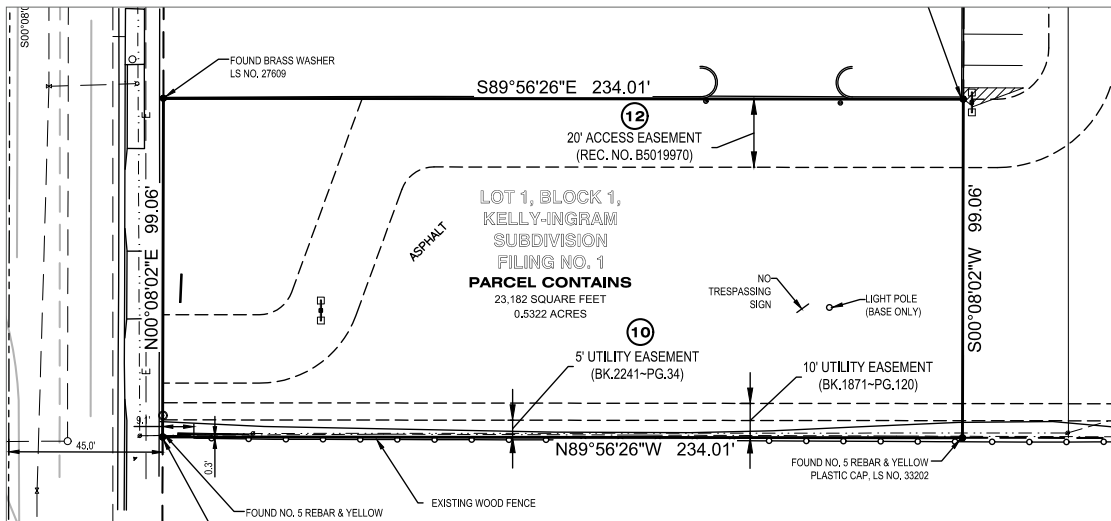
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6TH AVENUE & POTOMAC LOT

0.53 AC FOR SALE
570 POTOMAC STREET, AURORA, CO



SITE SURVEY



2022 DEMOGRAPHICS

Radius	Population	Avg. HH Income	Median Home Value
2 Mile	87,950	\$64,044	\$285,794
5 Mile	420,320	\$82,980	\$334,924
10 Mile	1,105,895	\$102,657	\$407,392

TRAFFIC COUNTS

Average

- Approx. 46,000 VPD on 6th Ave.
- Approx. 40,000 VPD on Potomac St. at 6th Ave.
- Approx. 180,000 VPD on I-225 at 6th Ave.



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