

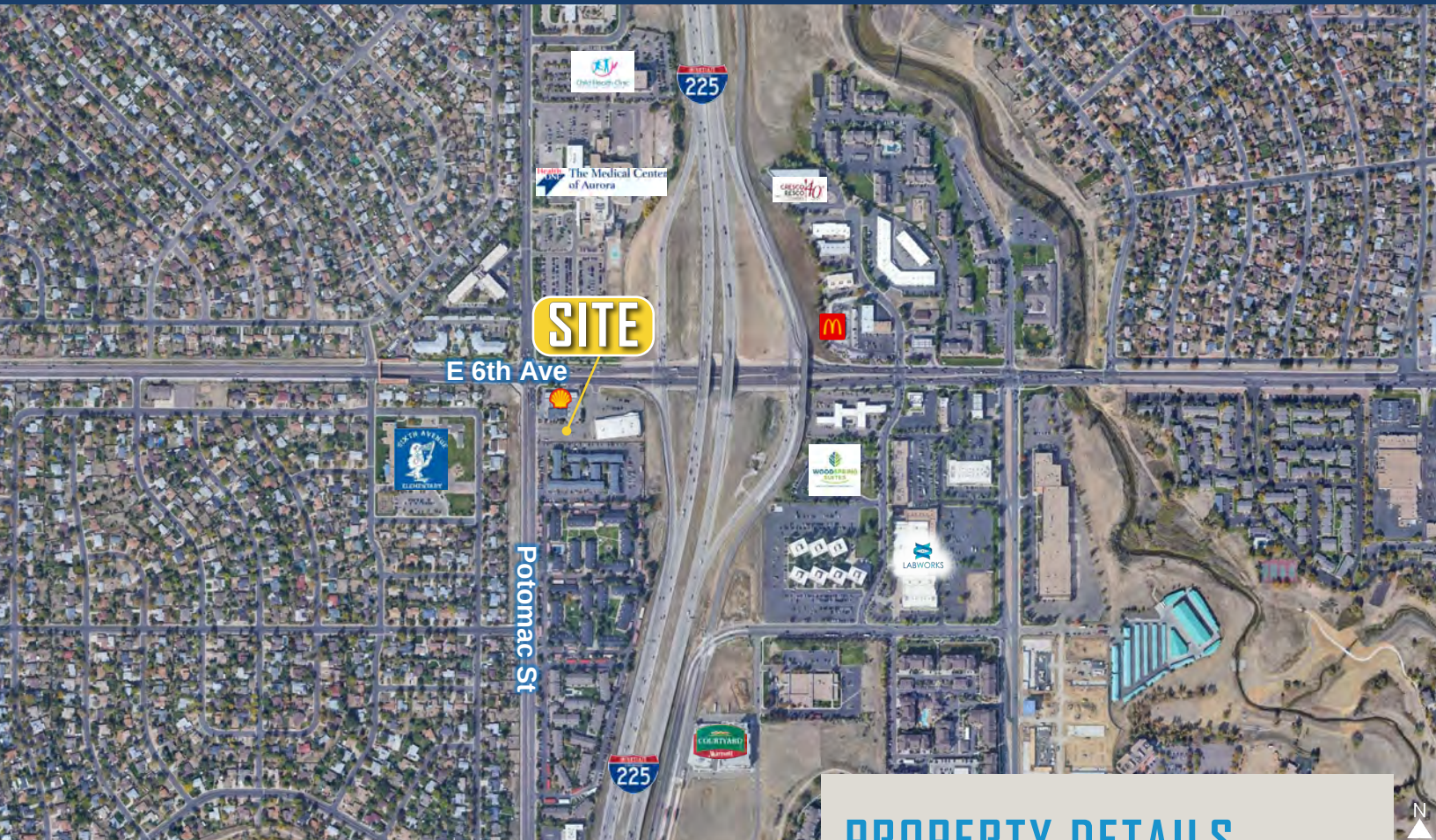
COMMERCIAL LOT FOR SALE

6TH AVENUE & POTOMAC

570 POTOMAC STREET, AURORA, CO 80011



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Prime Development Land for Sale
- Wide Range of Uses Allowed
- 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 Downtown, DTC, Highways I-225, I-70 & I-25

DEMOGRAPHICS

Radius	Population	Avg. HH Income	Households	Median Home Value
2 Mile	88,300	\$68,289	32,130	\$337,321
5 Mile	410,102	\$87,777	156,825	\$384,563
10 Mile	1,086,690	\$107,876	449,336	\$486,233

PROPERTY DETAILS

LOT SIZE	0.5322 AC m/l
LOT DIMENSIONS	99' x 234'
PRICE	\$850,000.00
ZONING	MU-C: Mixed-Use Commercial
WATER / SANITATION	Aurora Water
FRONTAGE	99' on 6th Ave.
CITY / COUNTY	Aurora / Arapahoe

TRAFFIC COUNTS

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

TREVEY COMMERCIAL

10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

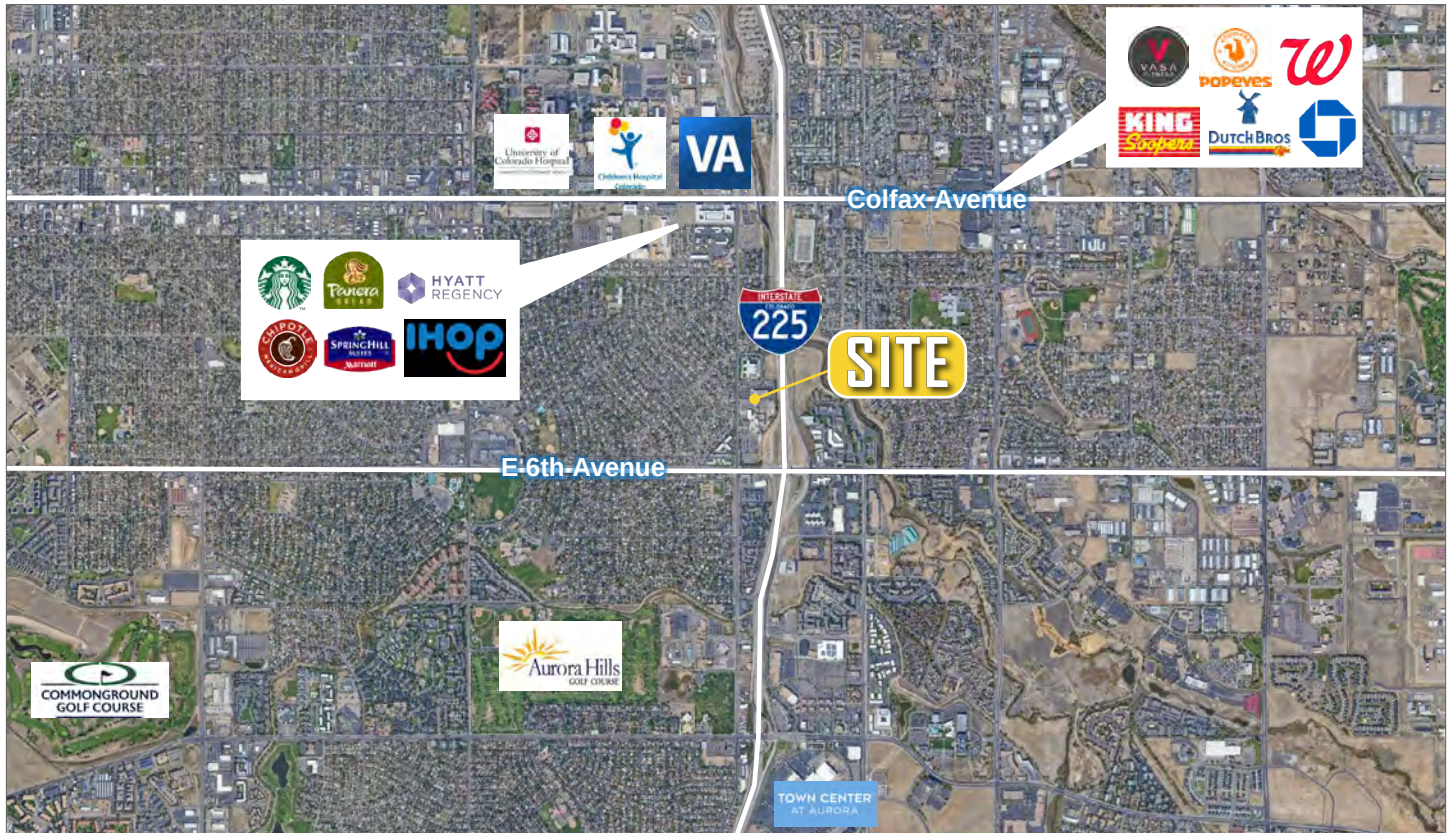
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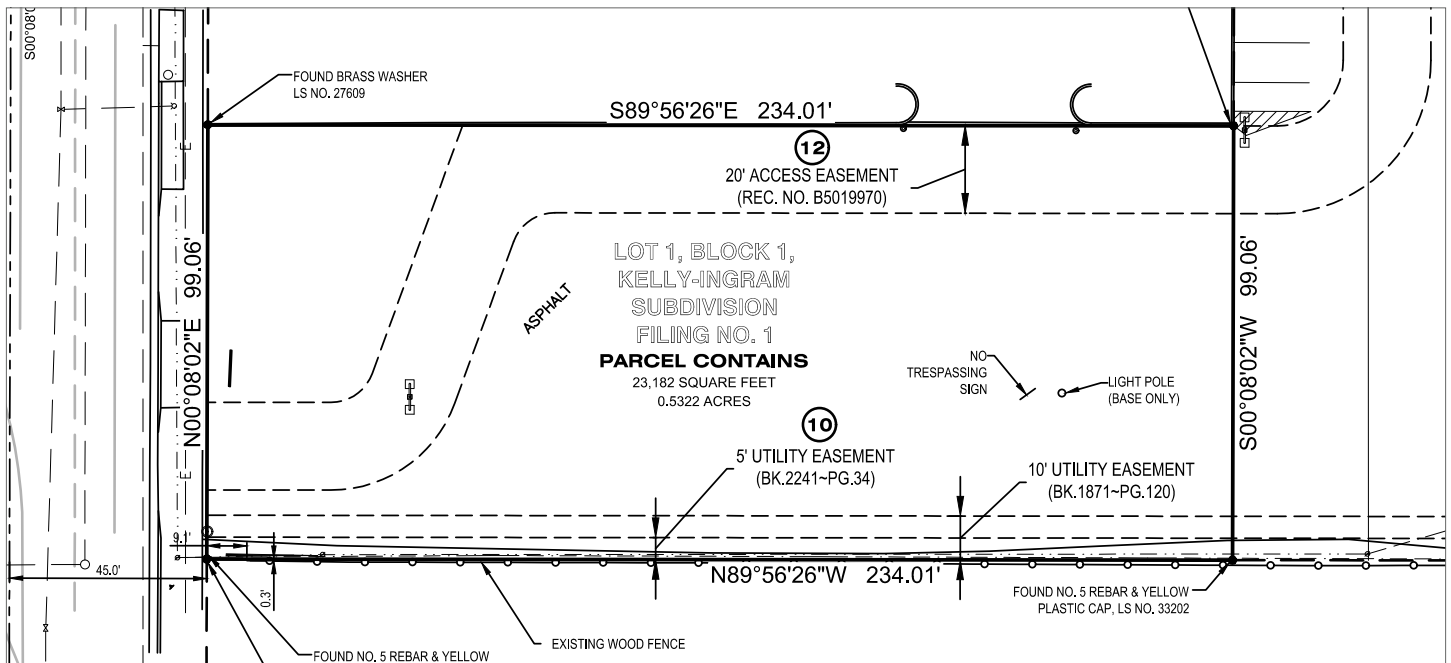
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SITE AERIAL



SITE SURVEY



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 Please call to confirm current property status and accuracy of information contained herein.