



## OVERVIEW

Located on Havana just north of Alameda, this auto repair facility offers users high visibility, high traffic counts, and the perfect location for an auto repair service.

Suite #:	Available Space:	Lease Rate:
A	4,000 SF	\$22.00 SF/YR (NNN)
B	3,500 SF	\$22.00 SF/YR (NNN)
A/B	7,500 SF	\$22.00 SF/YR (NNN)

## HIGHLIGHTS

- High Visibility
- 38,800 VPD
- Can Be Single or Multi Tenant
- 9 Total Overhead Bays



### Lease Rate:

\$22.00 SF/YR (NNN)



### Space Available:

3,500 - 7,500 SF



### Building Size:

7,500 SF



### Lot Size:

2.86 Acres

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

## Beau Hershberger

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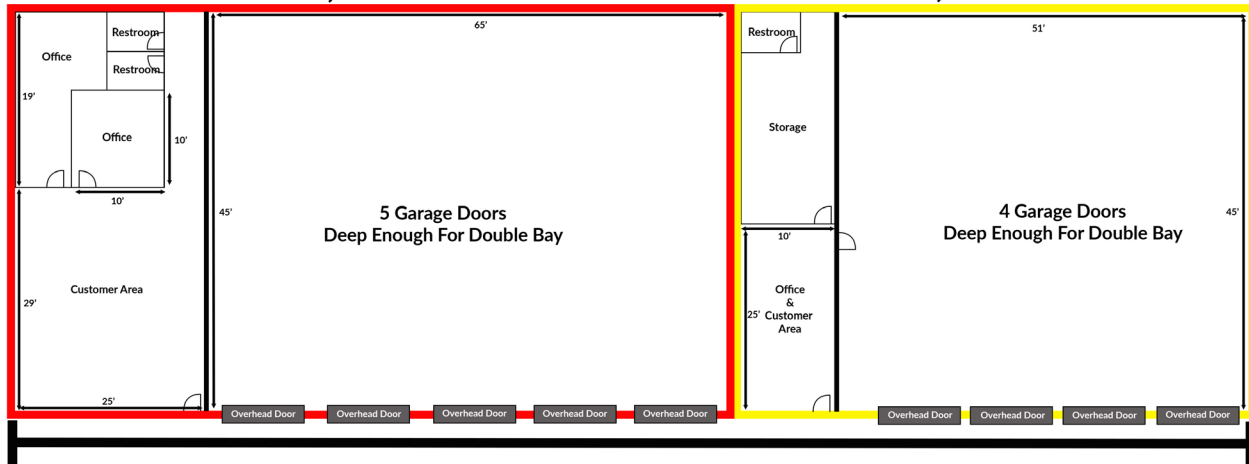
# RETAIL AUTO LOCATION FOR LEASE

282 Havana Street, Aurora, CO 80010



**A**  
4,000 SF

**B**  
3,500 SF



**A + B**  
7,500 SF

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# RETAIL AUTO LOCATION FOR LEASE

282 Havana Street, Aurora, CO 80010

282 Havana St, Aurora, Colorado, 80010 2

## DEMOGRAPHICS



203,511  
Population



34.8  
Median Age



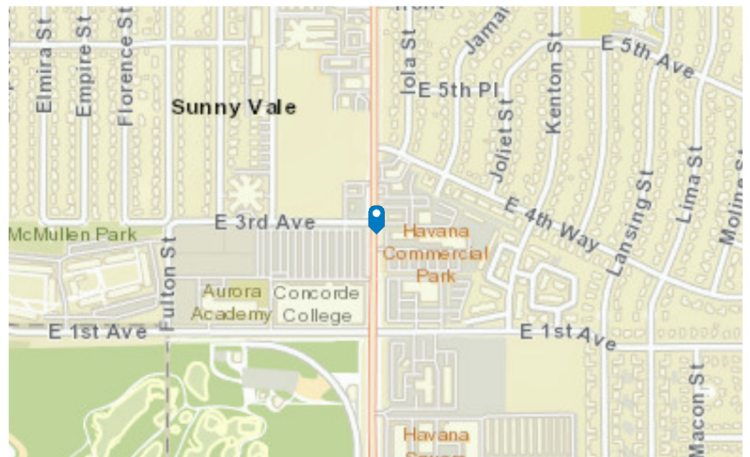
2.5  
Average  
Household Size



\$66,677  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
E 3rd Ave	38,800	0.0
E 1st Ave	33,998	0.1
Hanover Way	27,000	0.1
Kenton St	2,644	0.1
E 1st Ave	10,000	0.1



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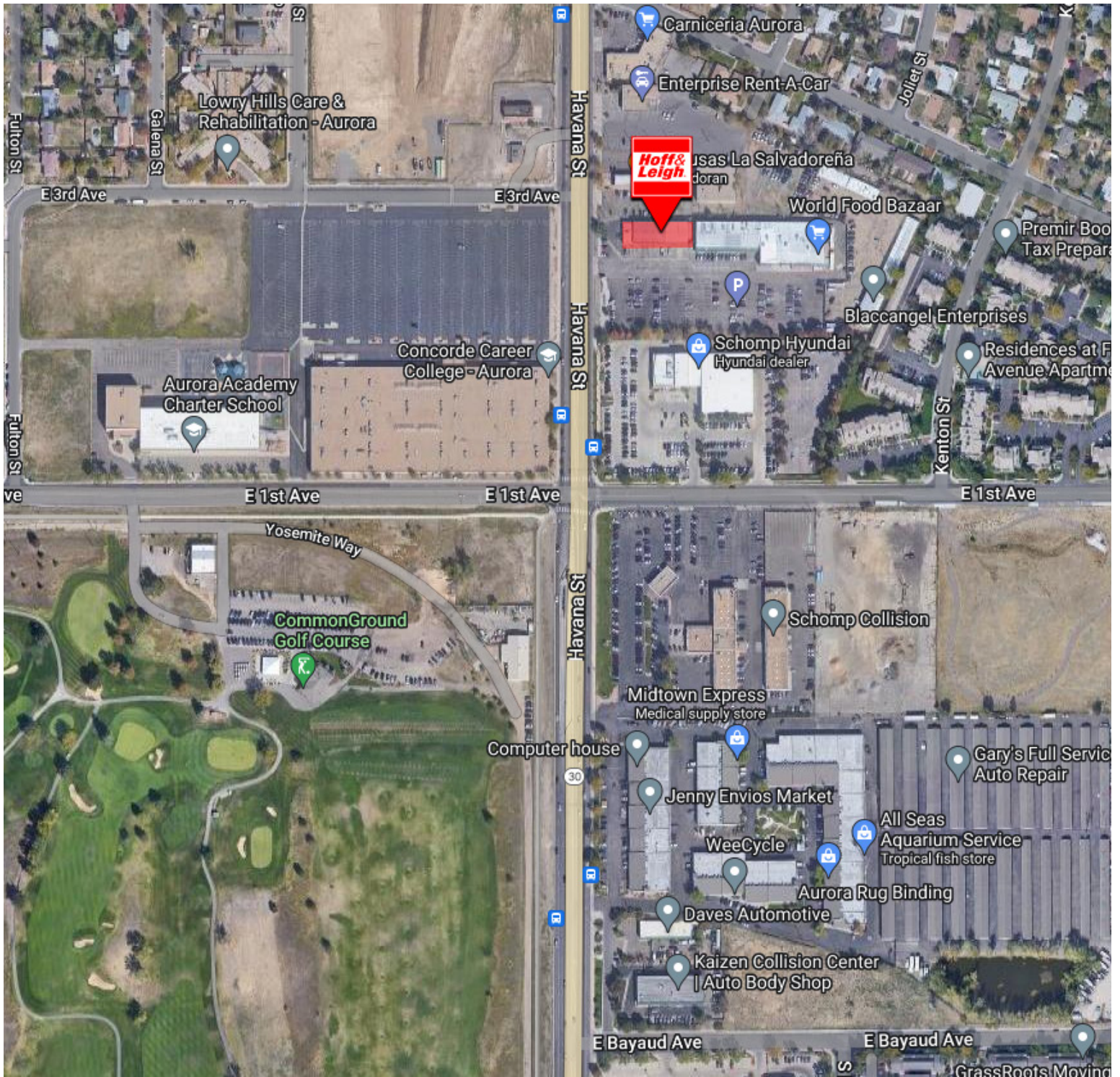
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