

15500 E BRIARWOOD CIR. AURORA, CO 80112



PROPERTY OVERVIEW

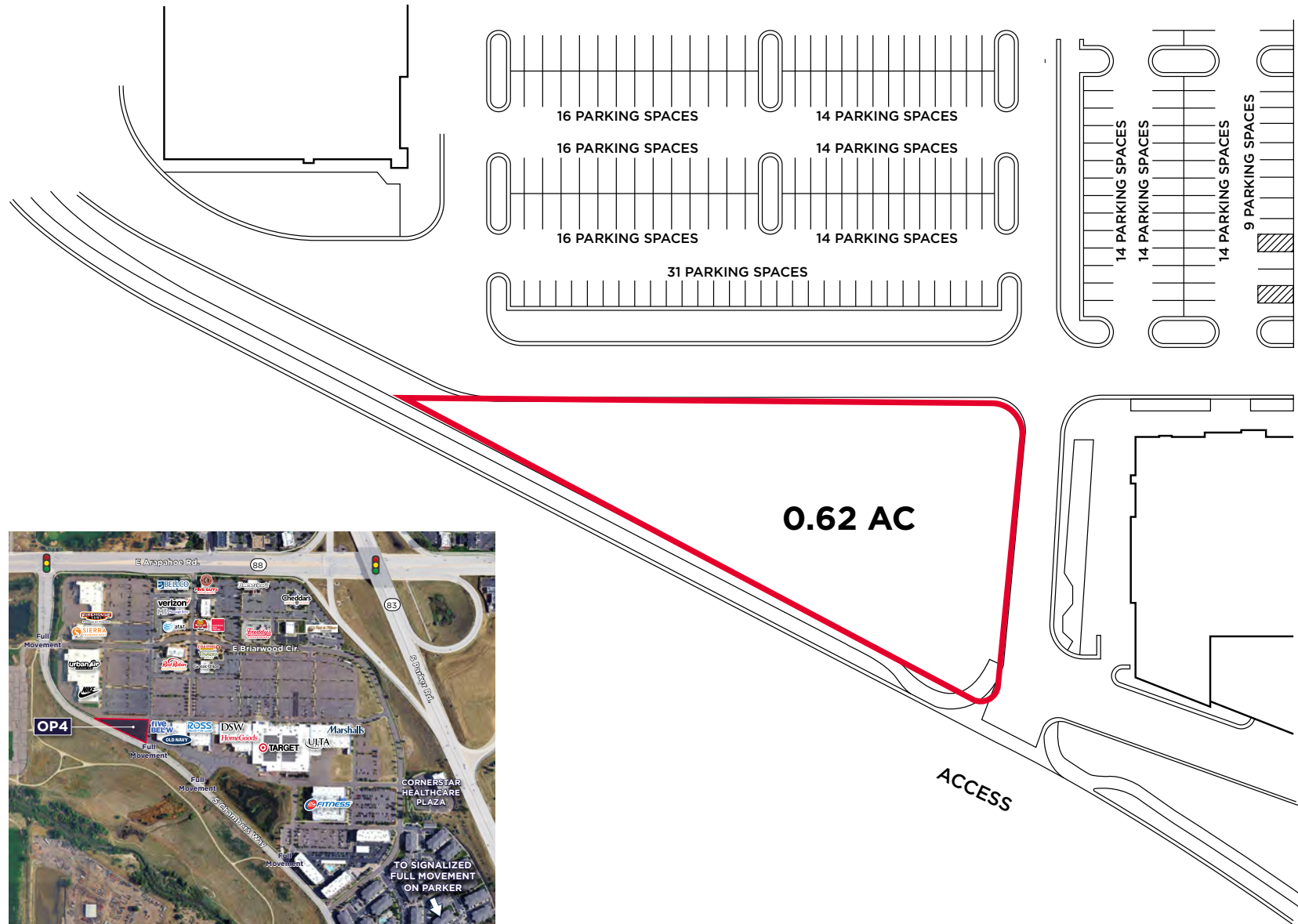
Located within the established Cornerstar commercial development in southeast Aurora, this approximately 0.62-acre commercial land parcel (OP4) presents an opportunity for future development in a well-established retail and service-oriented setting.

The parcel is positioned within the broader Cornerstar development, which benefits from its location near the intersection of South Parker Road and East Arapahoe Road and is surrounded by a variety of retail, restaurant, service, and other commercial uses. The established nature of the surrounding development provides an existing customer base and convenient access to nearby amenities.

At approximately 1.11 acres, the property offers a manageable development site suitable for a range of potential commercial uses, subject to applicable zoning, development standards, access requirements, and governmental approvals. Its location within Cornerstar provides the potential benefit of an established commercial environment without the need to assemble a larger development tract.

The property represents a well-located infill development opportunity in the southeast Aurora market. Prospective users should independently verify zoning, permitted uses, access, utilities, easements, development requirements, and other site-specific information with the appropriate authorities.

// SITE PLAN





Arapahoe Crossings

Bath & Body Works
McDonald's
Chili's
Burlington
BOOT BARN
2ND & CHARLES
TACO BELL
KOHLS
KING Soopers
AMC THEATRES
Planet Fitness

DEMOGRAPHICS

Source: Esri, 2026

	1 Mile	3 Miles	5 Miles
Total Population	7,608	67,825	243,843
Total Households	3,442	24,527	92,881
Median Household Income	\$93,510	\$133,229	\$126,122
Avg. Household Income	\$128,078	\$170,222	\$163,035

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