



5,307 SF FOR SALE OR LEASE

6482 SOUTH PARKER ROAD

AURORA, COLORADO 80016



+ Freestanding Building Along Parker Road



+ Former Urgent Care



+ Located within the Arapahoe Crossings Shopping Center



+ Regis Jesuit High School (1,654 students) in the immediate area

CONTACT



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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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PROPERTY INFORMATION

Available: 5,307 SF
Lease Rate: Contact Broker
Sale Price: Contact Broker

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population:	6,767	76,385	233,364
Daytime Population:	8,526	74,294	272,125
Household Income:	\$114,902	\$117,583	\$112,238

TRAFFIC COUNTS

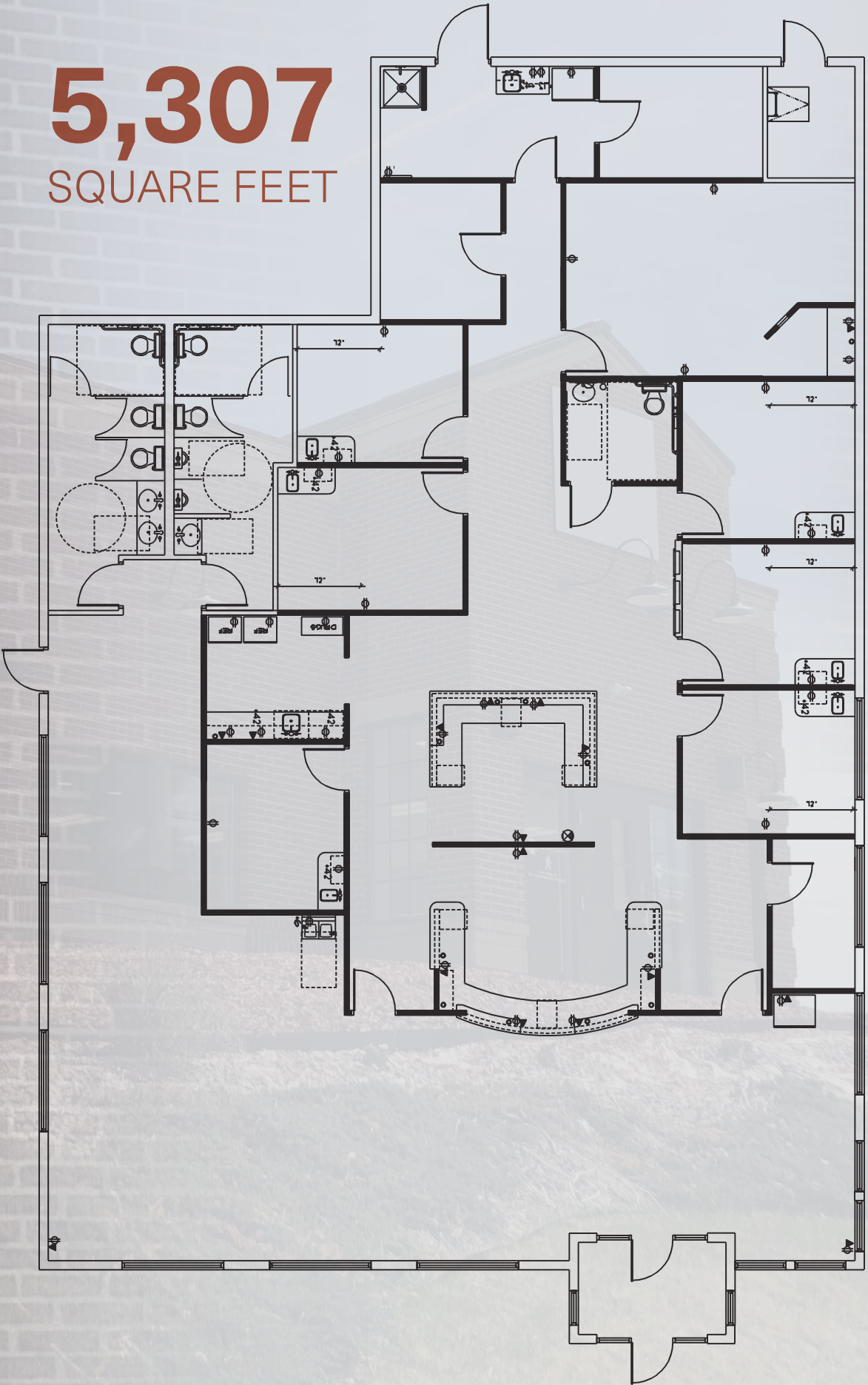
S. Parker Rd. North of Arapahoe Rd.:
75,992 VPD

E. Arapahoe Rd. West of S. Parker Rd.:
67,563 VPD

E. Arapahoe Rd. East of S. Parker Rd.:
38,003 VPD

Source: MPSI 2017 Estimates

5,307
SQUARE FEET



FLOOR PLAN