

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# RETAIL/FLEX near STANLEY MARKETPLACE

2332 Dayton St, Aurora, CO 80010



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## FOR SALE AND FOR LEASE



**SALE PRICE: \$999,000**

**FOR LEASE: \$23/RSF NNN**  
(NNN's est. at \$8/rsf)

This 3,500±SF retail/flex space sits on 6,100± SF, was built in 1957, and is off 23rd and Dayton just a block and 1/2 away from the Stanley Marketplace. The zoning is OA-MS, permitting Retail, Medical Office, Daycare, and Personal Services. There is 1 Drive-In door in the back, with a fenced yard. Taxes: \$6,821 (2023).



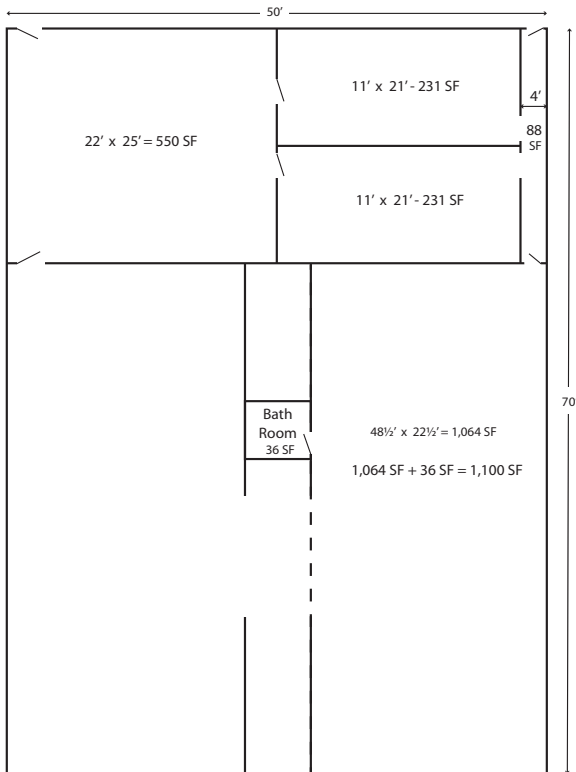
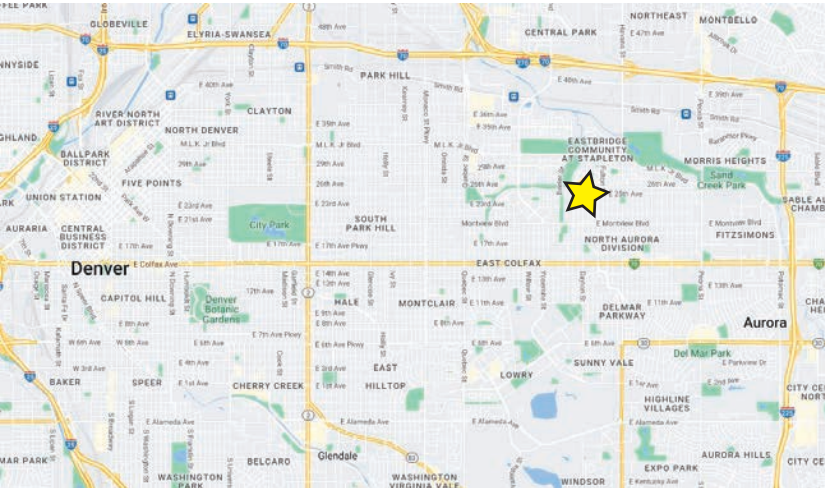
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population:	32,289	163,699	434,639
Households:	9,981	58,928	173,060
Median Income	\$64,802	\$69,493	\$67,532
Median Age:	34.7	34.8	35.7
Traffic:	2,600 vpd - Dayton St @ E 23rd Ave N		