RETAIL/FLEX near STANLEY MARKETPLACE

2332 Dayton St, Aurora, CO 80010



www.FullerRE.com

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 a fenced yard. Taxes: \$6,821 (2023).



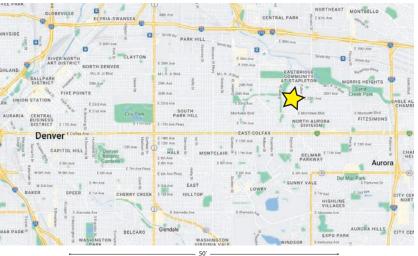
Fuller Real Estate (303) 534-4822

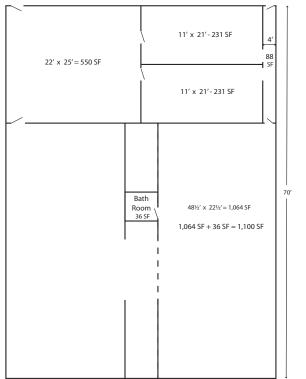
Click for Brokerage Disclosure Andrew Dodgen (720) 287-5412 direct (720) 670-0377 mobile ADodgen@FullerRE.com Wuanita LaRusso 720.301.4188 cell 720.287.5404 direct WLaRusso@FullerRE.com

©2023 Fuller Real Estate. All Rights Reserved. Price, terms and availability subject to change without notice



5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111













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			

CoStar 2022

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.