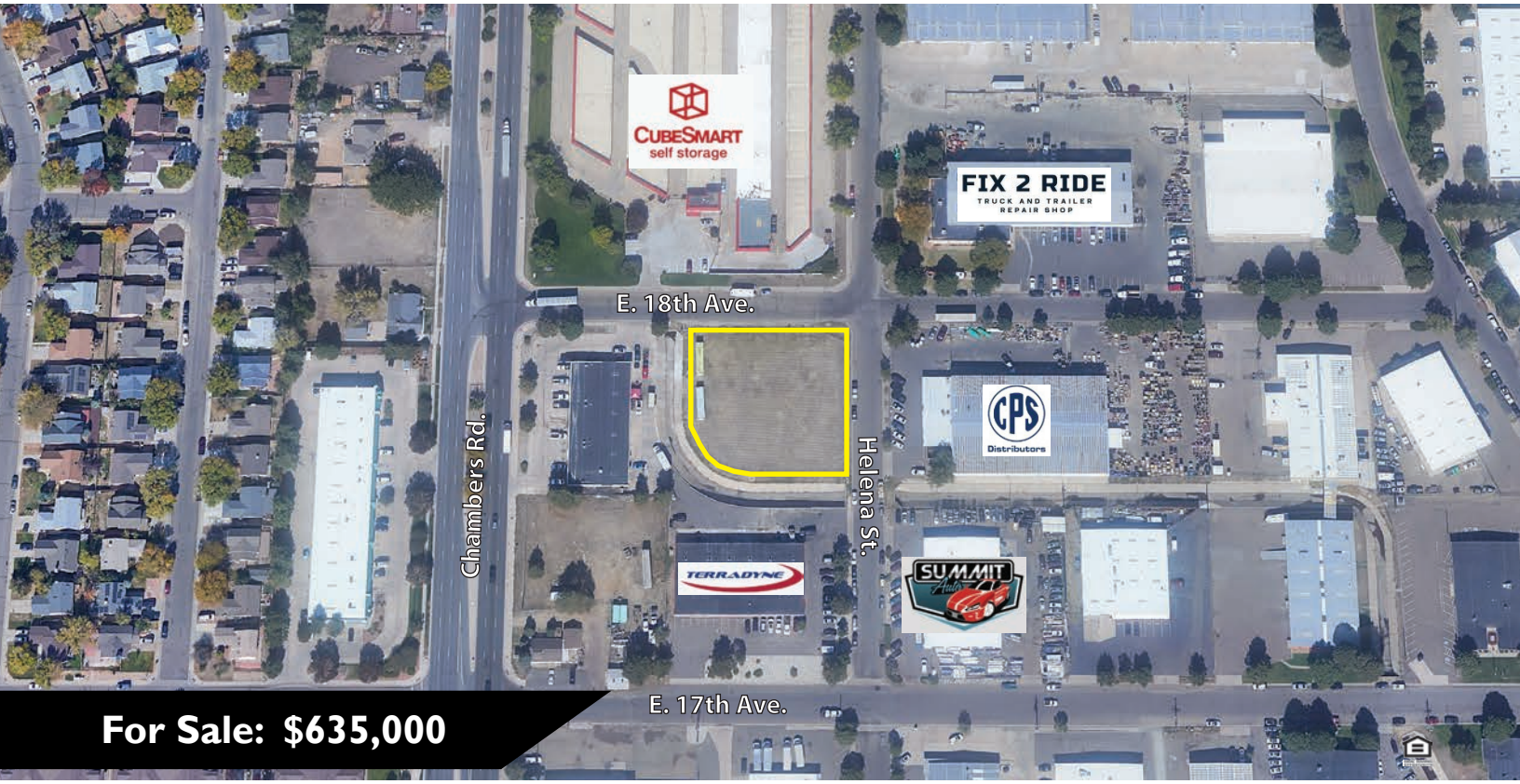


Commercial Development Site

15404 E. 18th Ave., Aurora, CO








For Sale: \$635,000

PROPERTY OVERVIEW

Lot Size: 0.96± AC
Zoning: I-1
Taxes: \$7,376 (2024)
Sale Price: \$635,000

Located on 18th Ave just east of Chambers, this one (1) acre lot is Zoned I-1 in Aurora, CO. I-1 Zoning allows for Outdoor Storage, Self-Storage, Warehouse, Manufacturing, Auto Sales/Repair/Body, Car Wash, Animal Hospital/Kennel, Shooting Range, Retail, Day Care, School, Personal Services, Office, Medical/Dental Clinic and other uses.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	16,310	115,950	335,091
 Households	5,503	39,562	118,575
 Median HH Income	\$41,659	\$60,075	\$67,158
 Median Age	34.00	33.80	35.00
 Traffic	20,432 vpd - Chambers Rd. @ E. 18th Ave. (2022)		

Source: CoStar 2024

