Commercial Development Site

FULLER REAL ESTATE www.FullerRE.com

15404 E. 18th Ave., Aurora, CO



PROPERTY OVERVIEW

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

Fuller Real Estate

(303) 534-4822

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.

			l Mile	3 Miles	5 Miles	
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	Population		16,310	115,950	335,091	
	Households		5,503	39,562	118,575	
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(\$)	Median HH	ncome	\$41,659	\$60,075	\$67,158	
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()	Median Age		34.00	33.80	35.00	
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	Traffic 20,432 vpd - Chambers Rd. @ E. 18th Ave. (2022)					
\bigcirc	Source: CoStar 2024					

DEMOGRAPHICS

Source: CoStar 2024

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Brokerage Disclosure to Buyer



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