TRADE AREA DEMOGRAPHICS

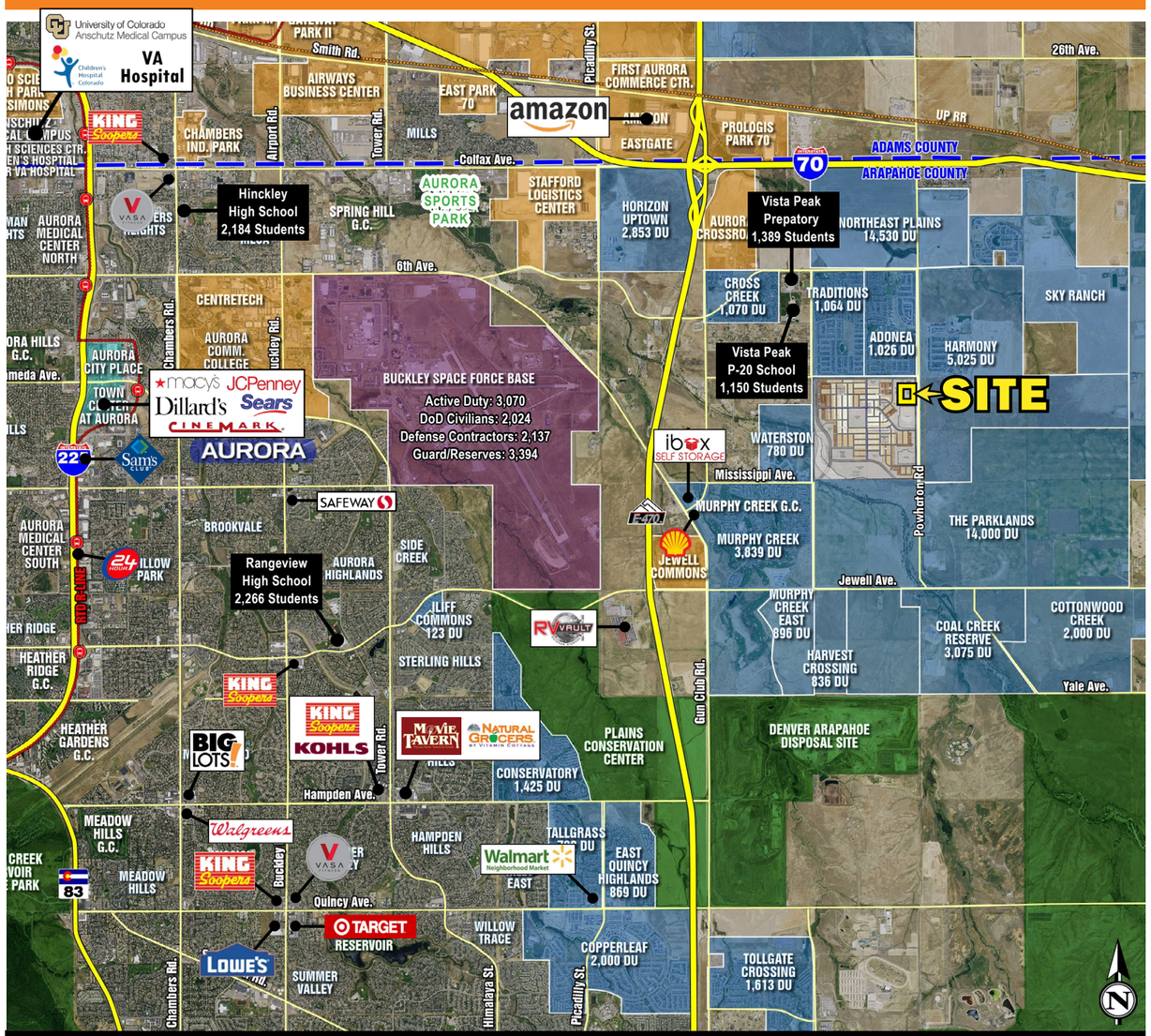
	3 Min	5 Min	7 Min
Population	7,806	10,510	15,422
Average HH Income	$155,518	$153,362	$150,615
Businesses	118	178	239
Employees	628	948	1,363

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS

On Gun Club Rd south of Alameda Ave	9,405 CPD
On E-470 south of Alameda Ave	60,397 CPD

Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT

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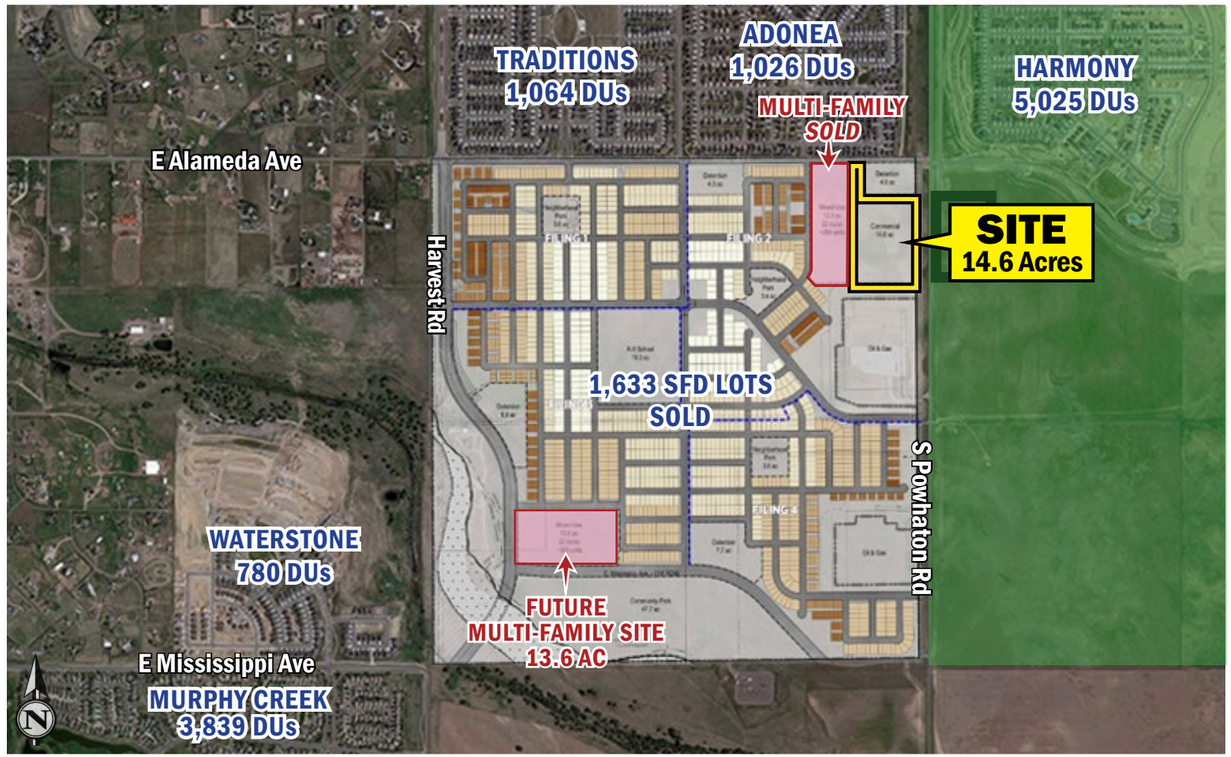
AVAILABLE FOR SALE

PARKLANDS VILLAGE 2

SWC of E. ALAMEDA AVENUE & S. POWHATON ROAD, AURORA CO



- New Mixed Use Development located on the SWC of E Alameda and S Powhaton Road.
- All 1,633 SFD (Single Family Development) lots sold to a National Home Builder.
- The 12 acre Multi-Family site in Phase 1 will break ground between Q2 2025 and Q2 2026 with approximately 300+/- units.
- Rapidly growing area with approximately 20,000+ residential units in some phase of development within an approximate 3-mile radius of the site.
- Approximately 14.6 acres of commercial land for sale.

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PARKLANDS VILLAGE 2

SWC of E. ALAMEDA AVENUE & S. POWHATON ROAD, AURORA CO

- Great location for grocery, fast food, coffee, banks, pharmacy and other service like uses.

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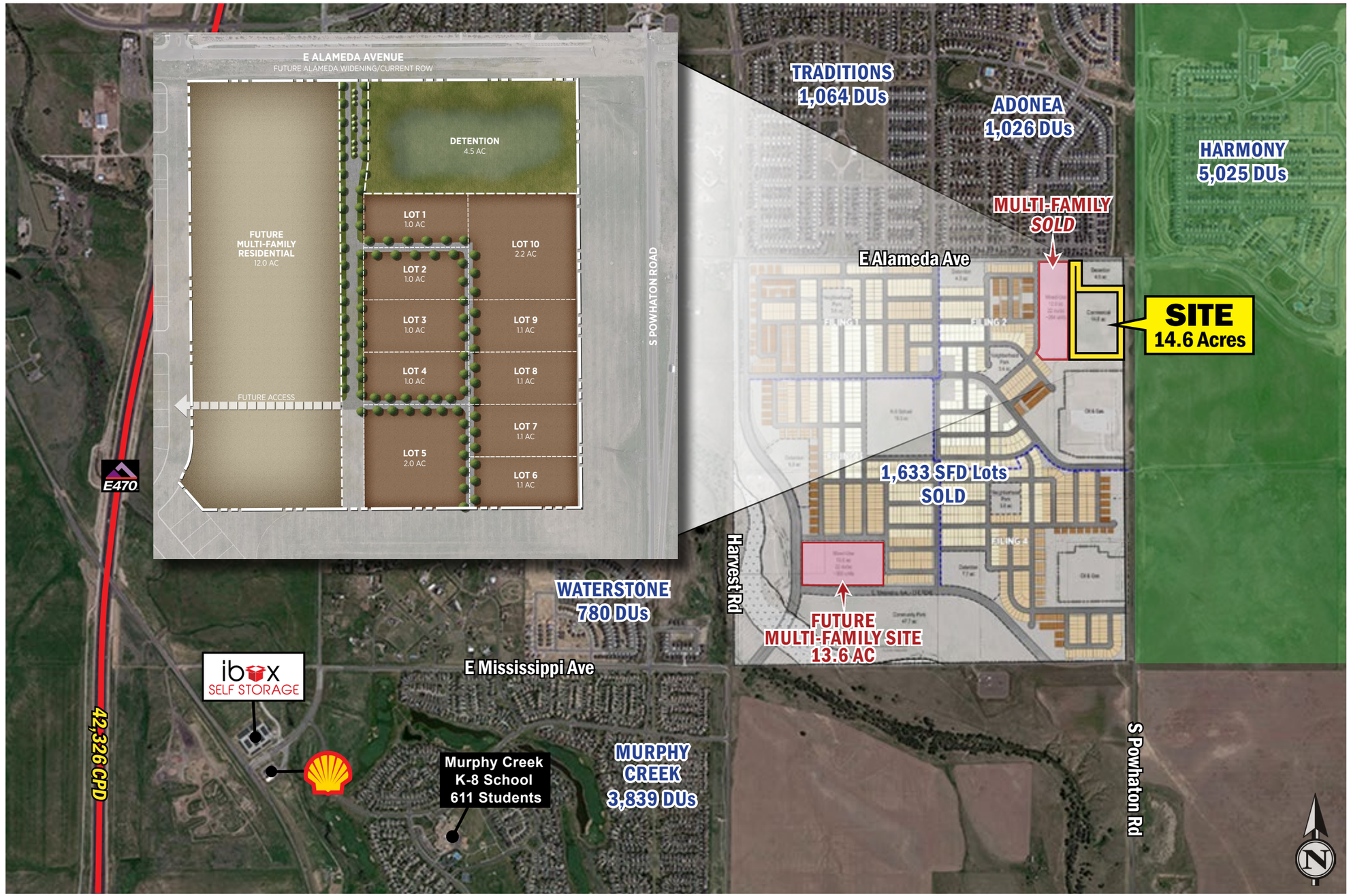
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