

TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile
Population	20,775	116,406	336,248
Average HH Income	\$129,102	\$138,420	\$134,905
Businesses	820	4,808	19,329
Employees	4,296	29,392	186,703

Source: Applied Geographic Solutions, 2025 Estimates

On Smoky Hill Rd east of Chambers Rd	27,962 Cars/day
On Smoky Hill Rd west of Chambers Rd	22,182 Cars/day
On Chambers Rd north of Smoky Hill Rd	25,596 Cars/day
On Chambers Rd south of Smoky Hill Rd	23,011 Cars/day

Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT



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SHOPS AT SHENANDOAH

SEC OF SMOKY HILL ROAD & CHAMBERS ROAD - AURORA, CO



- Recently signed tenant: M&I International Market.
- Located on the SEC of S. Chambers Road and Smoky Hill Road with over 50,000 cars per day.
- Join Veros Biologics, Rocky Mountain Sewing & Vacuum, Coloradough Pizza, Mens Hair Grooming, Fancy Nails, ShamPooch, The Angry Clover, Liquor Store, and Vape Shop.
- Approved single drive-thru pad available for lease. Seeking ATM's/Financial Institution only.

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SHOPS AT SHENANDOAH

SEC OF SMOKY HILL ROAD & CHAMBERS ROAD - AURORA, CO

- Dense residential population with over 116,000 residents within 3 miles of site.
- Great traffic, access and visibility from Chambers and Smoky Hill Road with 50,000 cars per day.



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