

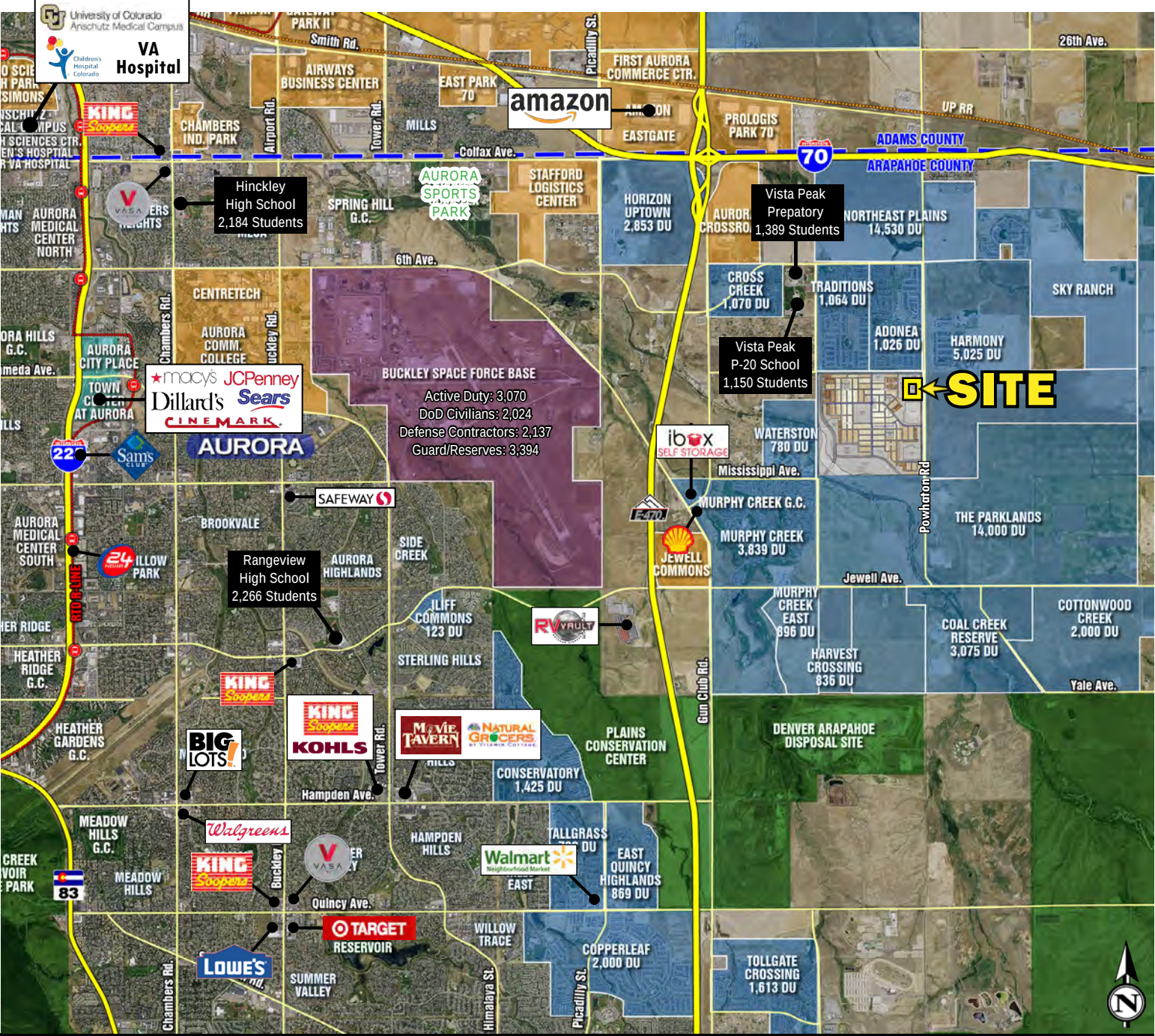
TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	3 Mile	5 Mile	7 Mile
Population	14,528	71,362	222,488
Average HH Income	\$176,667	\$162,196	\$156,508
Businesses	164	1,237	6,219
Employees	804	6,087	39,119

Source: Applied Geographic Solutions, 2026 Estimates

On Alameda Ave east of Gun Club Rd 4,980 CPD
On E-470 south of Alameda Ave 60,801 CPD



FOR MORE INFORMATION, PLEASE CONTACT

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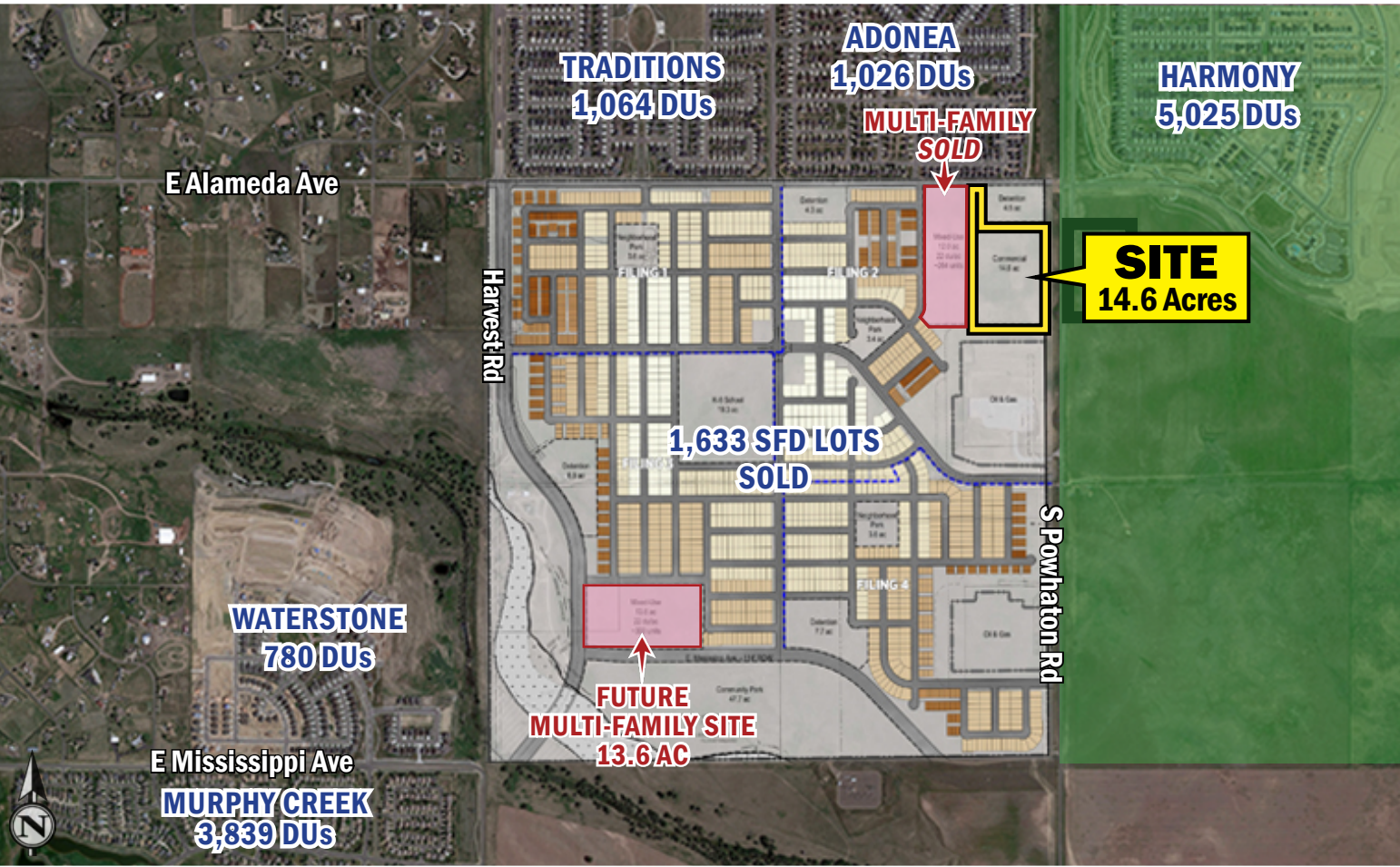
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AVAILABLE FOR SALE

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 Powhatan 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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