

MOFFITT PARCEL

NEC OF 56TH AVENUE & PICADILLY ROAD - AURORA, CO



PROPERTY HIGHLIGHTS

- **Commercial Pads For Sale!**
- Zoned Urban District (Aurora), allows for multiple uses including restaurant, commercial retail, fast food, gas/convenience store, coffee, etc.
- Well positioned with immediate proximity to E-470 Interchange, and close to Pena Blvd Interchange and A Line Rail at Pena Station.
- 8 minute drive to Airport, 20 minute drive to Downtown Denver, 20 minute drive to Denver Tech Center.

TRAFFIC COUNTS

On 56th Ave west of Picadilly Road	10,947 CPD
On E-470 north of 56th Avenue	50,360 CPD
On E-470 south of 56th Avenue	53,199 CPD

Source: CDOT 2026

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	48,139	86,362	184,951
AVERAGE HH INCOME	\$116,866	\$115,095	\$117,895
BUSINESSES	977	2,484	6,302
EMPLOYEES	6,890	24,875	65,795

Source: Applied Geographic Solutions, 2026 Estimates

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- Surrounded by residential communities such as Painted Prairie (3,648 Units), Everlea (1,065 Units), First Creek DIA & First Creek Village (500 Units), GVR (7,006 Units), GVR East (2,600 Units), and Aurora Highlands (12,487 Units).
- Nearby major industrial players and industrial parks include Amazon, Wal-Mart, Panasonic, Majestic Park, Porteos, High Point Logistics Park, and Harvest Mile Business Park, High Pepsi, Point Industrial, United Airlines, and Microsoft!
- Numerous Hotels, including the Gaylord, and a growing blend of retail offerings continue to meet the area's demand, including the newly announced Target (56th & Tower).

 = Deal Pending

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