

SHOPS AT SHENANDOAH

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



FOR LEASE

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PROPERTY HIGHLIGHTS

- 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.

TRAFFIC COUNTS

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

Source: CDOT 2025

DEMOGRAPHICS	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

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- 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.

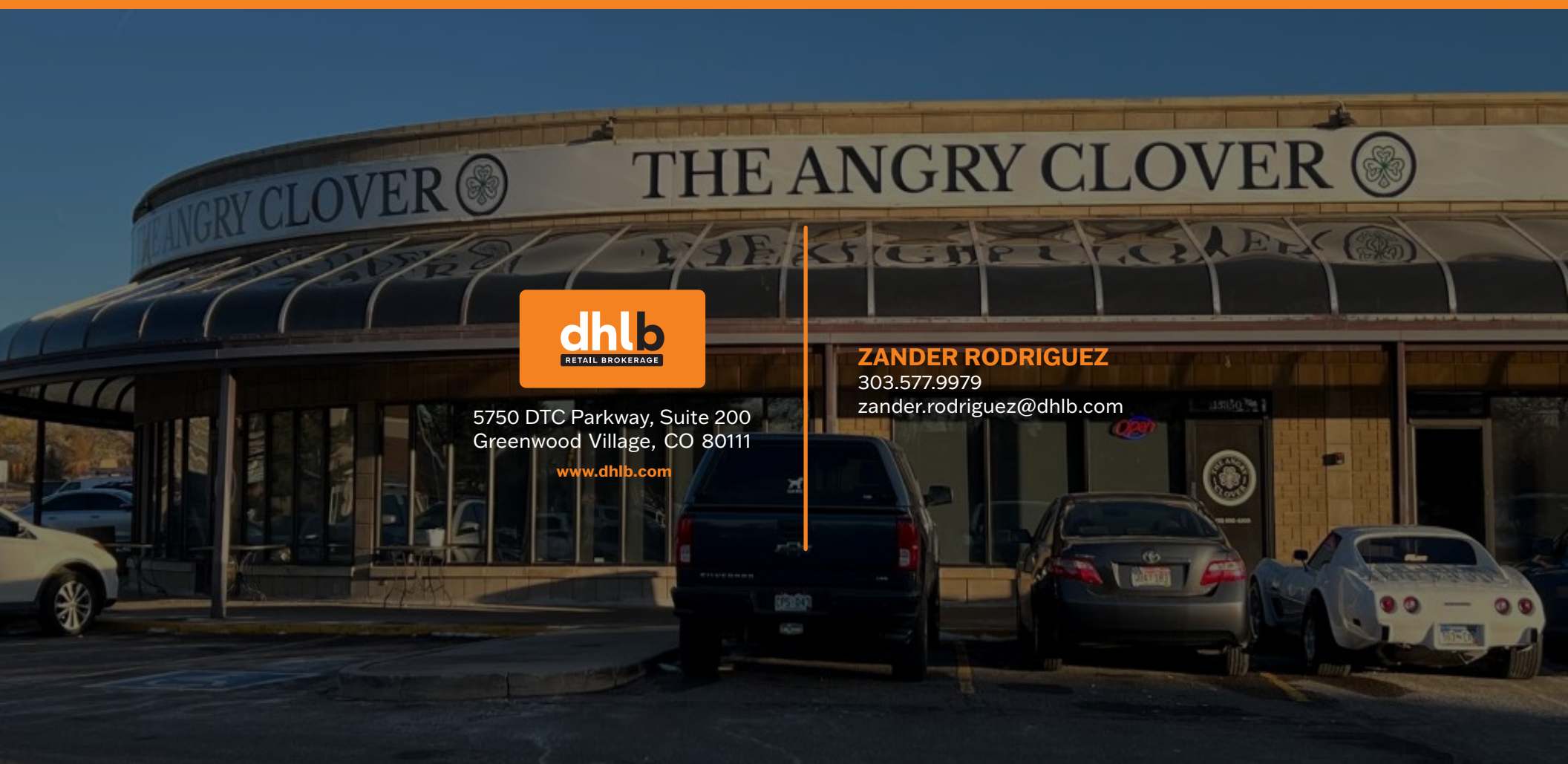


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