

2750 TOWER RD

AURORA, CO



**AVAILABLE FOR SALE, GROUND LEASE
OR BUILD TO SUIT**



PROPERTY HIGHLIGHTS

- High visibility and high traffic retail commercial site.
- Available in bulk or subdivided.
- Entitlements Underway.
- Rare Interstate 70 access.
- Call Broker for pricing.

TRAFFIC COUNTS

On I-70 west of Tower Rd	69,322 CPD
On I-70 east of Tower Rd	47,544 CPD
On Tower Rd south of I-70	23,038 CPD

Source: CDOT 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,854	78,593	233,727
AVERAGE HH INCOME	\$95,835	\$116,624	\$112,609
BUSINESSES	321	2,673	7,396
EMPLOYEES	5,462	28,246	73,074

Source: Applied Geographic Solutions, 2026 Estimates

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