

NEW RETAIL DEVELOPMENT

EAGLE'S NEST



SEC SMOKY HILL & AURORA PARKWAY

:: AURORA, CO

SERVICESTAR

AVAILABLE FOR LEASE

In-line available

Ready for delivery!



FOR MORE INFORMATION PLEASE CONTACT

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SERVICESTAR DEVELOPMENT COMPANY

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FEATURES:

- 1,315 SF - 9,571 SF in-line space available
- 65,000 SF pad available
- Located adjacent to Southlands
- Join Walgreens, Chick-fil-a, Bellco Credit Union, Dairy Queen and On Point

2010 DEMOGRAPHICS	1 mile	2 miles	3 miles
POPULATION:	5,938	46,094	102,386
AVERAGE HH INCOME:	\$138,032	\$124,387	\$114,435

TRAFFIC COUNTS	
SMOKY HILL ROAD:	20,109 VPD
AURORA PARKWAY:	31,600 VPD

For additional information, please visit the website:

WWW.SERVICESTARUSA.COM

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Unit #	SF
104	1,315
107	1,590
108	2,271
114	1,349
118	3,412
124	1,690
128	1,950
130	2,264
134	1,636
136	3,721