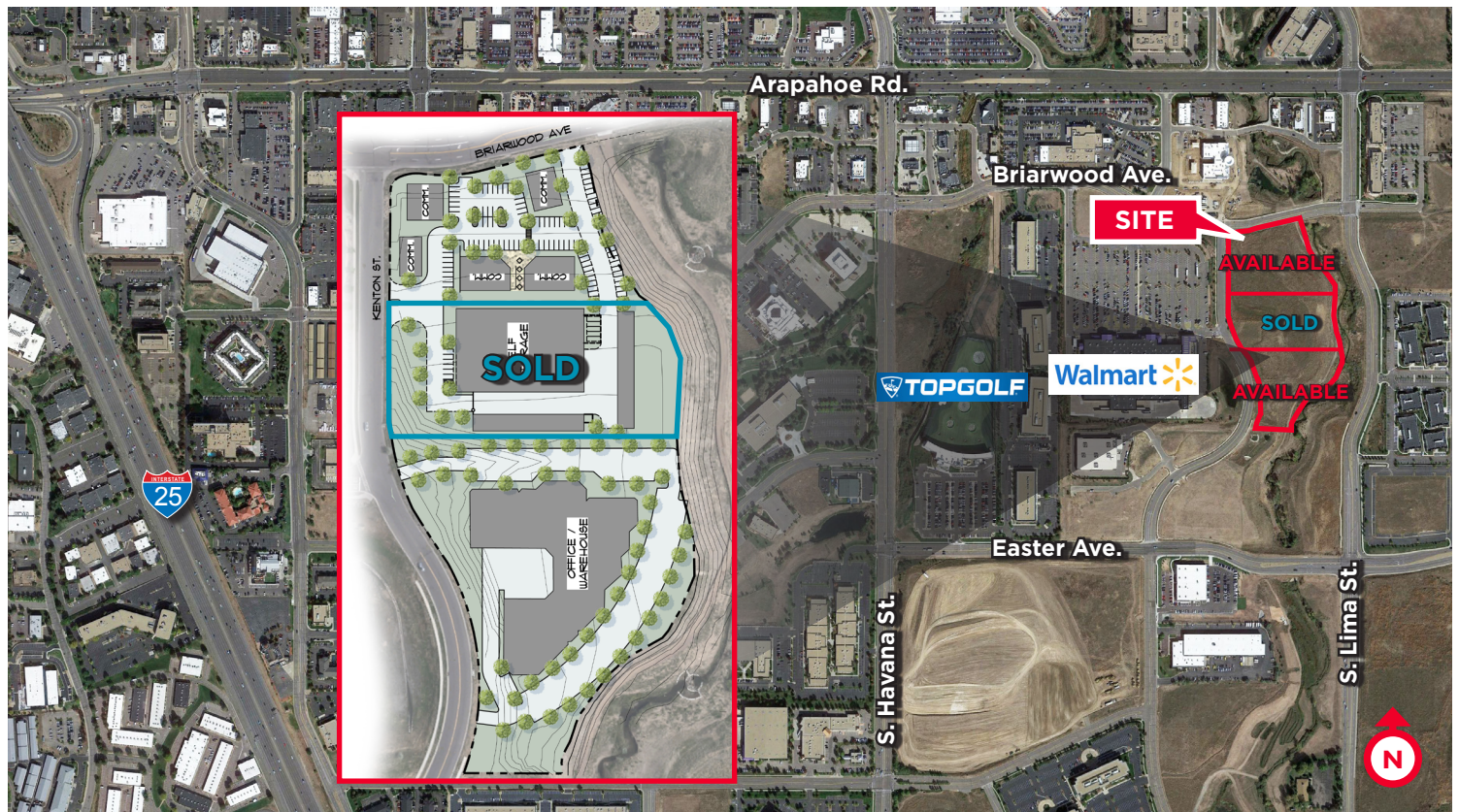


FOR SALE

# Lima St. & Arapahoe Rd. at Briarwood Centennial, Colorado 80111



## Pad Sites Available (Next to Walmart)

4.78 and 2.1 Usable Acres

Sale Price: \$6.00/SF

- Location:** Southwest quadrant of Lima Street and Briarwood Avenue, Arapahoe County, Colorado 80112
- Visibility:** Property has over 1,200 feet of frontage on Briarwood and Lima, providing visibility to the entire site.
- Access:** While the Property site is near Arapahoe Road, easy access is provided to and from I-25 via Dry Creek/Havana or Arapahoe Road. Access may be accomplished by using Briarwood or East Easter Avenue as well as Lima Street. East Easter has been extended from Havana eastward across Lima into Centennial Airport by Arapahoe County. The estimated commute time to downtown Denver is 20 minutes via I-25. The estimated commute time to DIA is 30 minutes via E-470 or I-25/I-225. East Denver and Aurora can be accessed by using East Arapahoe Road to Parker Road northbound.
- Permitted Use:** Retail, offices, warehousing, showroom, light industrial/minor repair, laboratory, sale (retail & wholesale) of commodities made or warehoused on site. Outdoor storage, rental/leasing establishment, sleeping/living facilities for caretaker/watchman. Commercial leased storage spaces.
- Traffic Count:** Arapahoe east of Lima - 63,198 vehicles per day (2015 DRCOG)  
Lima south of Arapahoe - 9,316 vehicles per day (2016 DRCOG)
- Zoning:** BP-100 (Centennial)



