

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,741	149,230	412,470
Average HH Income	\$57,602	\$68,984	\$76,009
Businesses	1,380	7,054	18,454
Employees	1,568	25,029	83,806

Source: Applied Geographic Solutions, 2016 Estimates

TRAFFIC COUNTS

On S. Parker Road west of S. Peoria St	63,147 Cars/day
On S. Parker Road east of S. Peoria St	57,000 Cars/day
On S. Peoria St north of S. Parker Road	26,148 Cars/day
On I-225 west of S. Parker Road	141,000 Cars/day
On I-225 east of S. Parker Road	117,000 Cars/day

Source: DRCOG 2015 & CDOT 2014

REDEVELOPMENT PLANNED THE POINT AT NINE MILE STATION

NEC OF S. PARKER ROAD & S. PEORIA STREET - AURORA, CO



- The Point at Nine Mile Station is an 22 acre mixed use redevelopment project to include retail, entertainment, residential and office.
- The project is strategically located at the interchange of Parker Road and I-225 and will service a densely populated trade area with over 412,000 residents and 83,000 daytime employees within a five mile radius.
- Located at the heavily trafficked intersection of Parker Road and Peoria Street with over 89,000 cars per day and 141,000 cars per day on I-225.

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- **Phase I** has an estimated delivery date of 1st Qtr 2018 and will include:

- A new 78,464 SF King Soopers
- Three multi-tenant retail buildings totaling 25,400 SF
- Retail buildings to be programmed for food uses including large patios, common grease traps and restaurant standard utilities.

- **Phase II** will commence construction following the completion of Phase I and will include high density residential and office, entertainment, restaurant and retail. This phase will also include a pedestrian bridge which will fly over Parker Road and connect with Nine Mile High RTD Station and Park N Ride

DEVELOPED BY:

KOELBEL

M MILE HIGH
DEVELOPMENT

