



Former Daycare For Sublease

5,000 SF

17391 E. Wagontrail Parkway | Aurora, CO 80015

Property Highlights



Traffic and visibility: Located on E Smoky Hill Rd with 34,535 VPD counts per day.



Flexible reuse potential: Purpose-built features accommodate childcare continuation or other uses.



Superior demographics: Affluent resident base with an average household income of \$154k within a three-mile radius.



Secure outdoor space: Fenced yard provides competitive advantage for applicable uses.

\$154K

Avg. household income
(3 mile radius)

34K

Daily traffic counts
(E Smoky Hill Rd.)



E. Smoky Hill Rd Visibility



Property Photos



Property highlights



Secured fence



Dedicated Parking Lot



Open floor plan concept





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