

SMALL SHOPS AVAILABLE ON BUSY INTERSECTION

10TH STREET & 71ST AVENUE | GREELEY, CO 80634



FEATURES

- Freestanding Retail across from King Soopers Marketplace
- Delivery Q2 2019
- 1,880 SF - 2,500 SF available
- 5,400 SF Building
- Join McDonalds, Burger King, Taco Bell, Starbucks, Banner Health, Les Schwab, and Bank of Colorado



DEMOGRAPHICS

Source: Allocate 2017

	1 MILE	2 MILE	3 MILE
Population	4,037	37,852	90,502
Avg Household Inc.	\$97,627	\$96,296	\$75,402
Employees	1,891	13,001	30,879
Businesses	241	1,413	3,228

TRAFFIC COUNTS

Source: City Of Greeley 2010

On 71st Ave north of 10th St	5,000 cars/day
On 10th St west of 71st Ave	17,500 cars/day
On 10th St east of 71st Ave	21,108 cars/day

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EAST ELEVATION



WEST ELEVATION



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