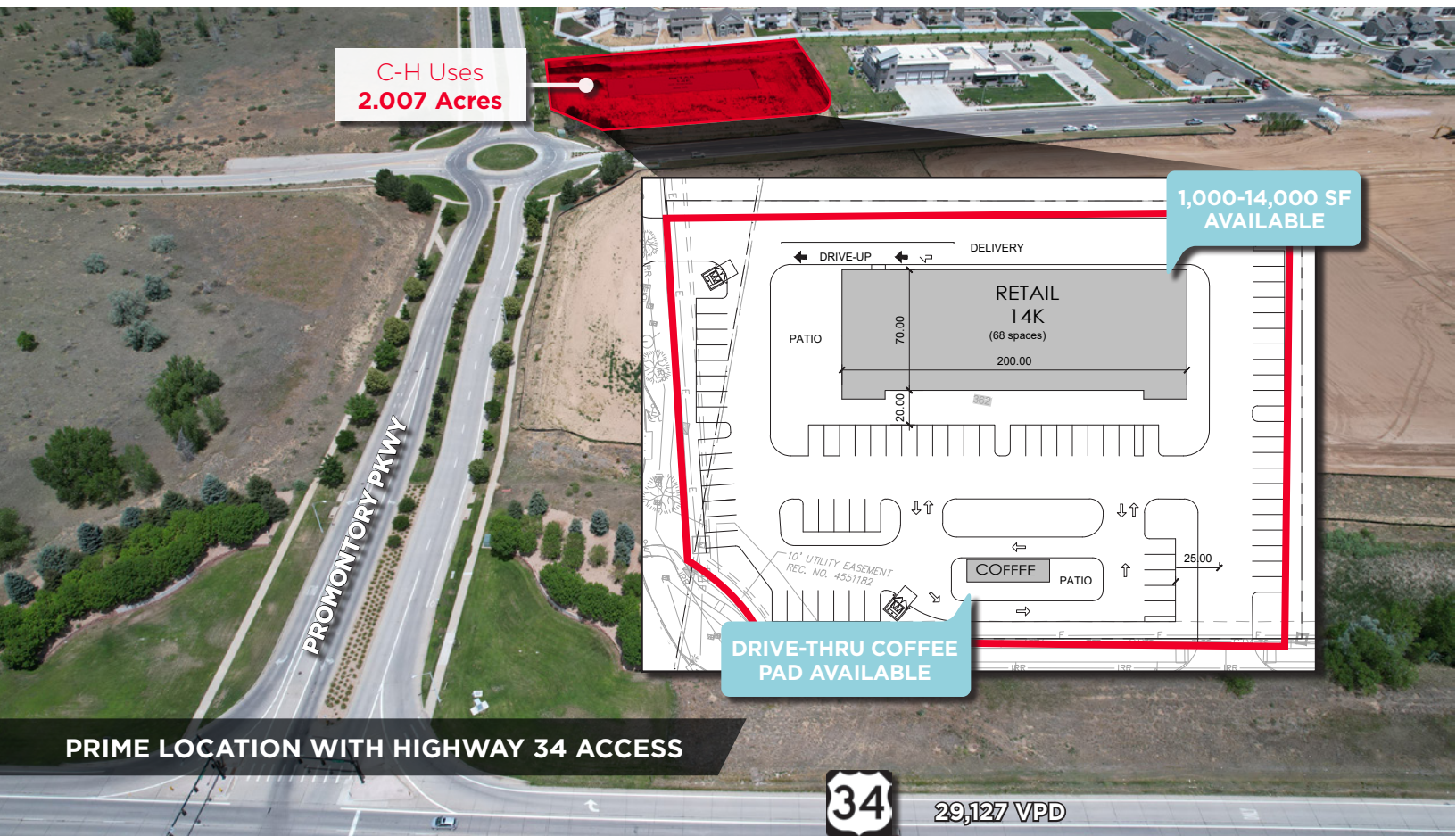


PROMONTORY PARK

GREELEY, COLORADO 80634



PROPOSED RETAIL & DRIVE-THRU FOR LEASE

1,000-14,000 SF AVAILABLE

CONTACT BROKER FOR PRICING

PROPERTY HIGHLIGHTS

- Can be demised, 1,000-14,000 SF available
- Located within the Colorado Enterprise Zone
- Instant access to I-25 and all of Northern Colorado
- High traffic counts and prime visibility from Highway 34
- Greeley is the number one fastest-growing city in Colorado
- Surrounded by multi-family and residential units
- Located near many of the largest employing companies in Northern Colorado
- Next to future school site and commercial development



PROMONTORY PARK

GREELEY, COLORADO 80634



C-H USES INCLUDE:

- Restaurants / Retail Sales
- Animal Uses - Vet Clinics / Pet Stores
- Auto Uses, Car Wash
- Banks Taverns, Nightclubs, Lounges, Brew Pubs
- Convenience Stores
- Hotel / Motels
- Gas Stations and Repairs
- Recreation uses - Community buildings, indoor or outdoor rinks, bowling alleys, video arcades, health clubs, neighborhood parks

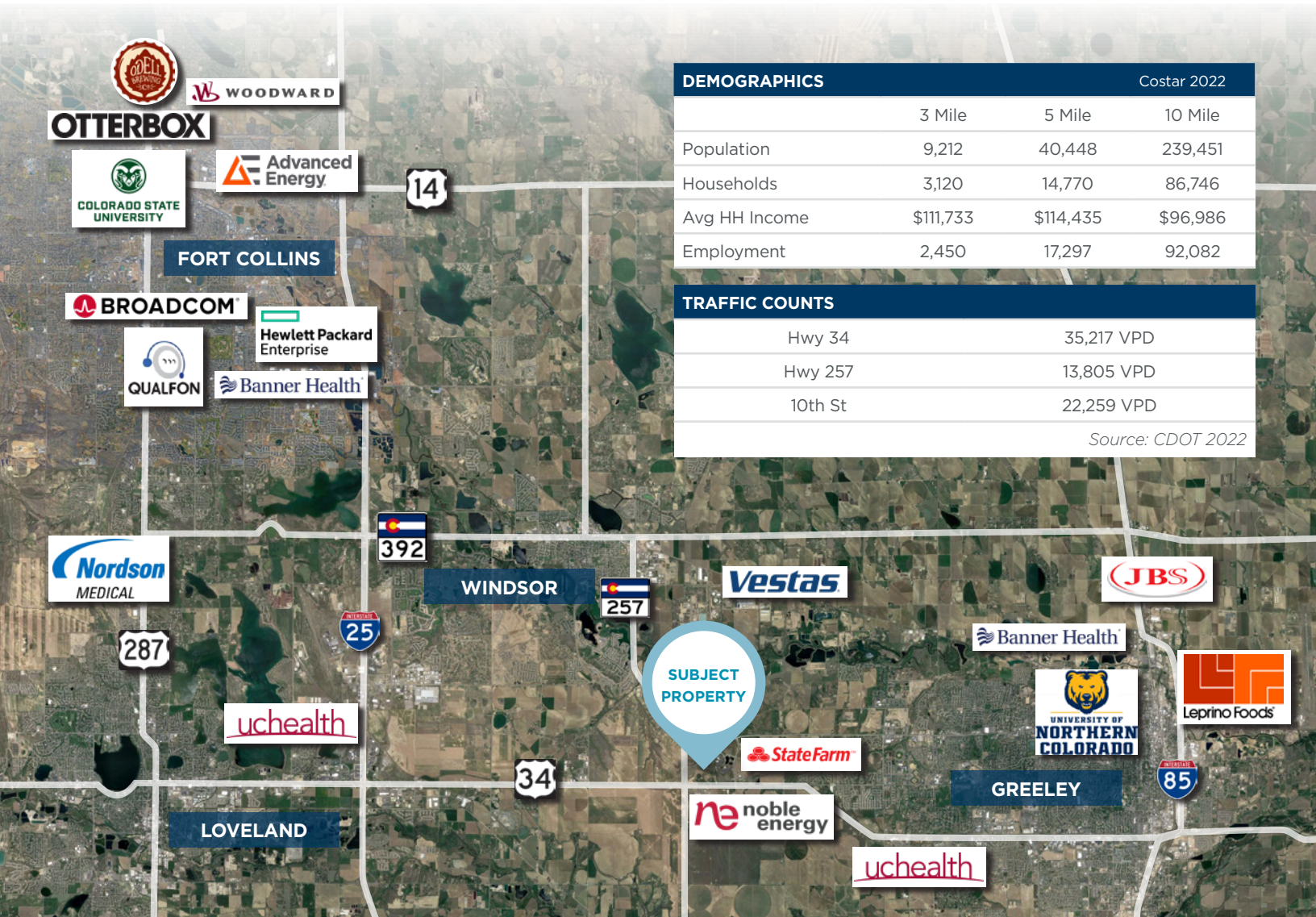


PROMONTORY PARK

GREELEY, COLORADO 80634

UTILITIES

Power, sewer, water and gas are adequate for all permitted uses and adjacent to site.



DEMOGRAPHICS		Costar 2022		
	3 Mile	5 Mile	10 Mile	
Population	9,212	40,448	239,451	
Households	3,120	14,770	86,746	
Avg HH Income	\$111,733	\$114,435	\$96,986	
Employment	2,450	17,297	92,082	

TRAFFIC COUNTS	
Hwy 34	35,217 VPD
Hwy 257	13,805 VPD
10th St	22,259 VPD

Source: CDOT 2022

For more information, please contact:

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