

AVAILABLE FOR LEASE

4318 9TH STREET ROAD GREELEY, CO 80634

Available 1,200 SF
Lease Rate: \$22.00/SF NNN
Estimated NNN \$13.50/SF



PROPERTY OVERVIEW

Well positioned Shadow Anchored by Walmart commercial property in Greeley offering a flexible opportunity for retail, restaurant, or service-oriented use. The property benefits from its location along W. 9th Street Road, providing convenient access and strong visibility within an established commercial area.

The property's existing configuration and prior restaurant/retail use provide a practical foundation for an owner-user or investor seeking a versatile commercial location. Its established setting and accessible location make it well suited for a variety of business concepts, subject to applicable zoning and use requirements.

PROPERTY FEATURES

- General Retail Space
- Located in West Greeley with high visibility and strong traffic counts
- High foot traffic center
- Current tenants: Palm Beach Tan, Starbucks, Noodles & Company, Wing Shack, Victoria's Salon, Sexy Sammies, and Puffs Smoke Shop



// PROPERTY PHOTOS



