



DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2024	2029	2024	2029	2024	2029
Population	13,391	13,463	85,531	90,555	144,634	152,730
Households	5,215	5,303	31,439	33,693	51,335	54,839
Median HH Income	\$92,699	\$105,303	\$74,575	\$86,630	\$73,517	\$85,695
Average HH Income	\$112,357	\$130,594	\$98,350	\$115,297	\$96,454	\$113,429
Median Age	41.2	42.7	34.5	35.9	32.9	34.2

COUNTRY CLUB PLAZA

PROPERTY TYPE: **RETAIL**

AVAILABLE: **1,200 SF**

LEASE RATE: **\$22.00/SF NNN**

NNNs: **\$13.50/SF (ESTIMATED)**

FEATURES:

- General Retail Space
- Located in West Greeley with high visibility and strong traffic counts
- Great existing tenant mix
- High foot traffic center
- Shadow anchored by Walmart
- Well-maintained property
- Current tenants: Palm Beach Tan, Starbucks, Noodles & Company, Wing Shack, Victoria's Salon, Sexy Sammies, and Puffs Smoke Shop

SITE LOCATION

4318 W. 9TH STREET, SUITE 4 • GREELEY, CO 80634



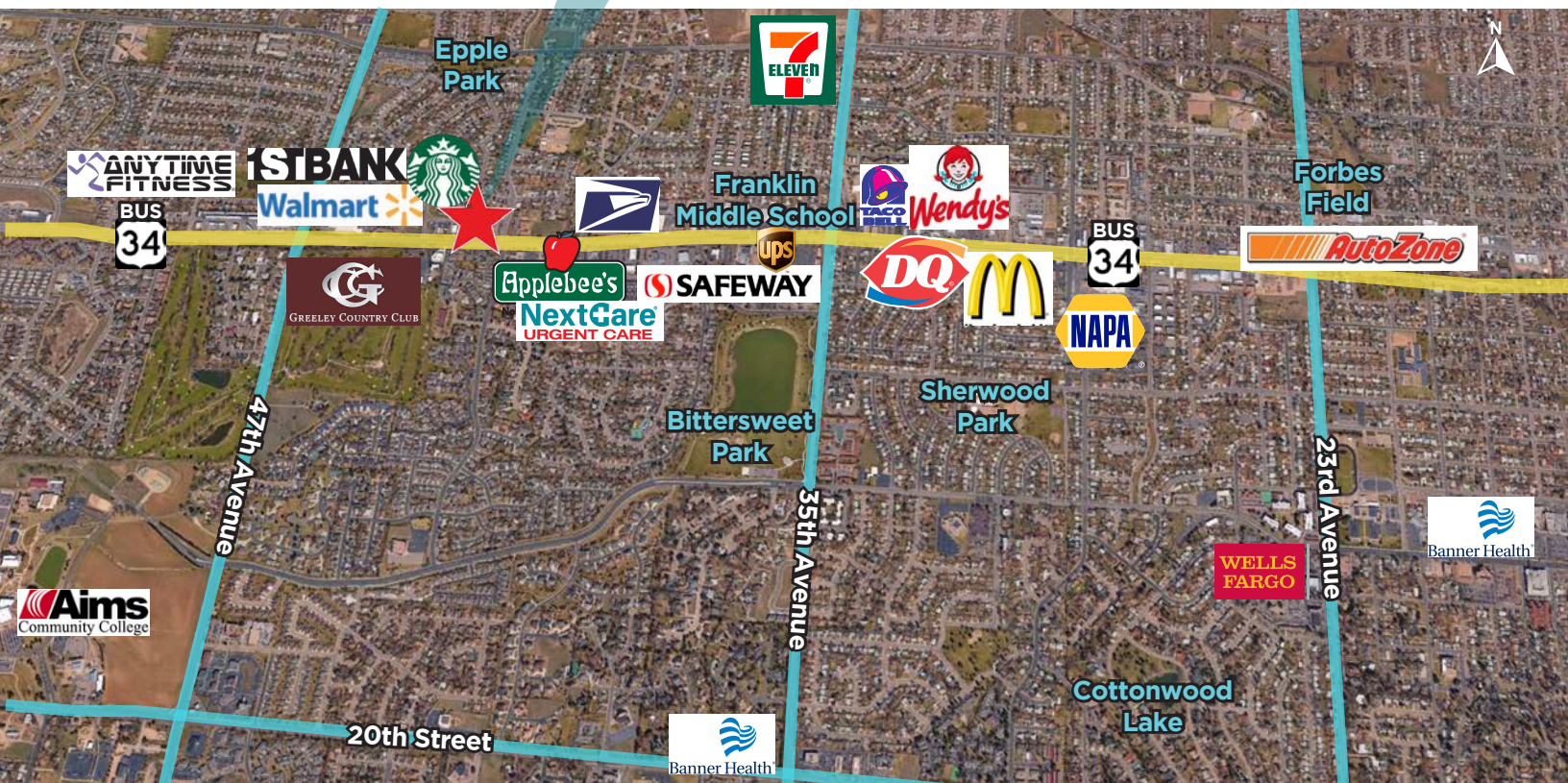
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