



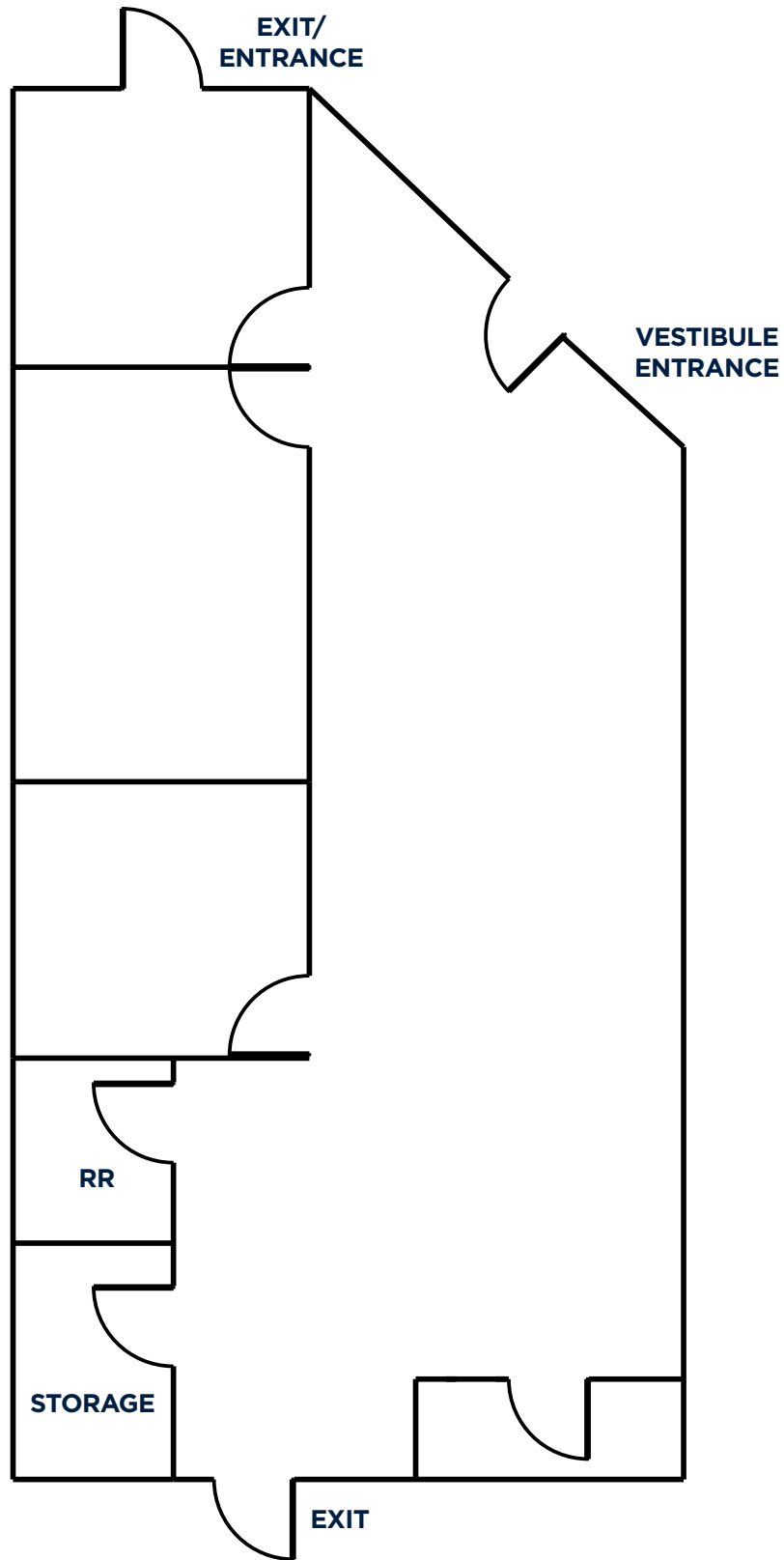
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
	2023	2023	2023
Population	17,356	100,008	138,630
Households	6,176	36,006	49,452
Median HH Income	\$75,496	\$76,114	\$82,834
Average HH Income	\$91,398	\$101,180	\$109,818
Median Age	32.0	31.7	32.9

HIGH VISIBILITY RETAIL SPACE

PROPERTY TYPE: **RETAIL**
AVAILABLE: **1,327 SF**
LEASE RATE: **\$13.00/SF NNN**

FEATURES:

- Retail Center located on 23rd Avenue in Greeley
- Retail/Office space with storefront, suitable for retail or office use
- Building and monument signage available
- 22,250 VPD





SITE LOCATION & DEMOGRAPHICS

3000 S. 23RD AVENUE • GREELEY, CO 80631



32.4

MILES
TO FORT COLLINS

33.6

MILES
TO LONGMONT

56.2

MILES
TO CHEYENNE

52.4

MILES
TO DENVER
INTERNATIONAL
AIRPORT

Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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COMMERCIAL REAL ESTATE SERVICES