

# Retail Pads Across From Walmart Supercenter

SWC BARLOW RD & E RIVERVIEW AVE | FORT MORGAN, CO 80701



## PROPERTY HIGHLIGHTS

- Prime location along Interstate 76 with easy regional access
- High visibility at a signalized intersection with multiple full-access curb cuts
- Across from Walmart Supercenter drawing over 2M annual visitors
- Strong truck traffic counts with 460 semi-trucks and 160 single-unit trucks daily on Barlow Road
- Surrounded by major employers and 4 hotels within one mile, driving consistent demand
- Development-friendly municipality with limited nearby food options, creating an immediate opportunity

## PROPERTY DETAILS

PAD SITES	4.36 AC Total 2.20 AC (Flexible) 0.95 AC (Flexible) 1.30 AC (Flexible)
LEASE RATE	Contact broker
ZONING	B-2 General Business
UTILITIES	City of Fort Morgan: Power, gas, water, sewer and fiber
I-76 TRUCK TRAFFIC	2,500 Semi-trucks/day 670 SUT/day (Single-Unit Trucks)
CITY/COUNTY	Fort Morgan/Morgan

PADS AVAILABLE FOR GROUND LEASE

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## DEMOGRAPHICS 2025

	1 MILE	5 MILE	10 MILE
TOTAL POPULATION	1,724	16,450	24,232
AVG HH INCOME	\$63,626	\$82,546	\$85,777
BUSINESSES	128	785	1,108
DAYTIME POPULATION (EMPLOYEES)	2,784	8,443	12,376

DAVID DOBEK  
Director - Landlord Advisory  
312.515.2133  
[David@BlueWestCapital.com](mailto:David@BlueWestCapital.com)

GRACE NEWMAN  
Associate - Landlord Advisory  
317.508.8372  
[Grace@BlueWestCapital.com](mailto:Grace@BlueWestCapital.com)

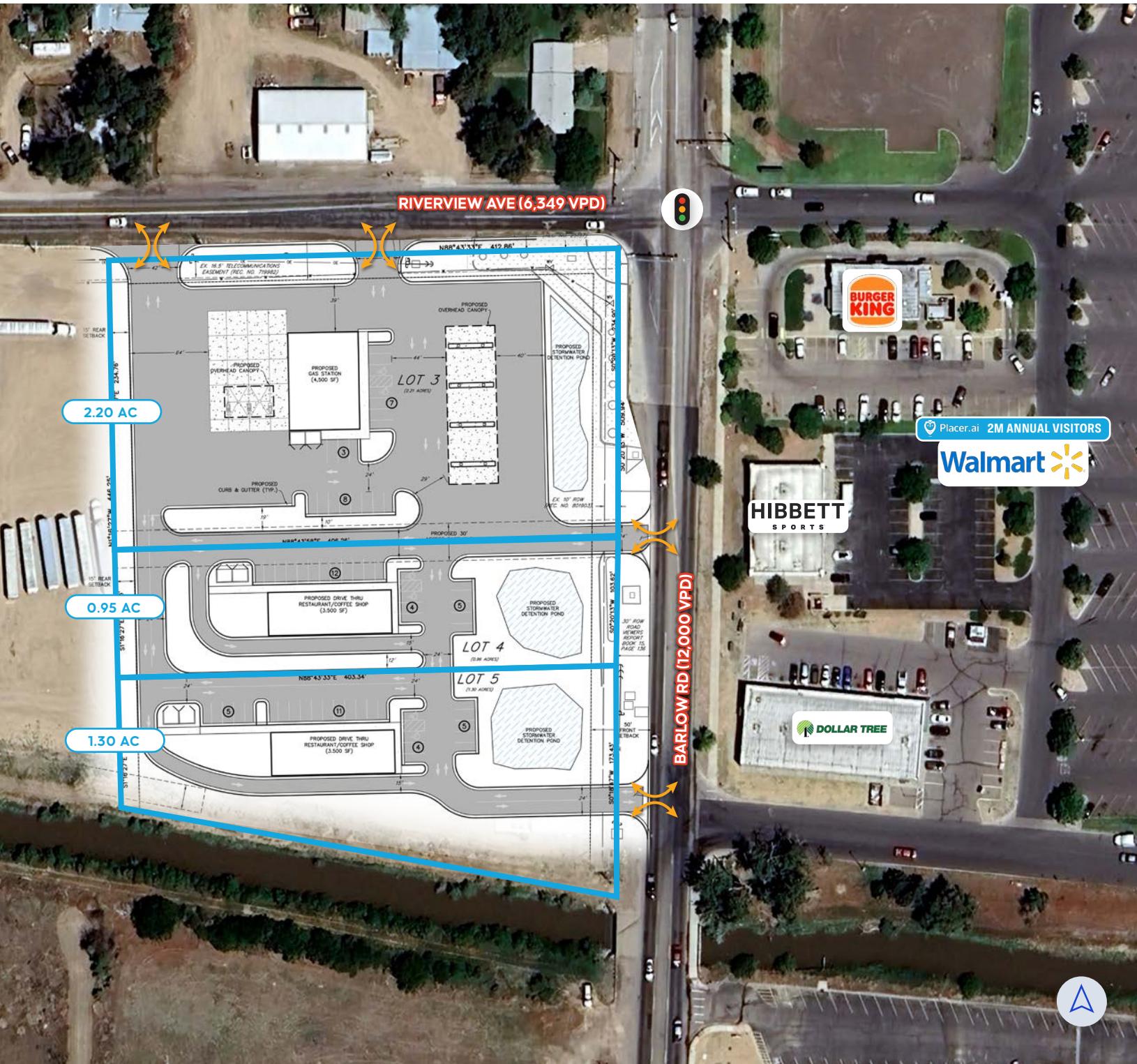
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## Site Plan



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BROKER DISCLOSURE

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All information contained herein is from sources deemed reliable, but no warranty or representation is made as to its accuracy. Interested parties should independently verify all information, including but not limited to property details, zoning, availability, and statements of income and expenses, and should consult with their own advisors.

[BLUEWESTCAPITAL.COM](http://BLUEWESTCAPITAL.COM)



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