

Retail Pads Across From Walmart Supercenter

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



PADS AVAILABLE FOR GROUND LEASE



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

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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

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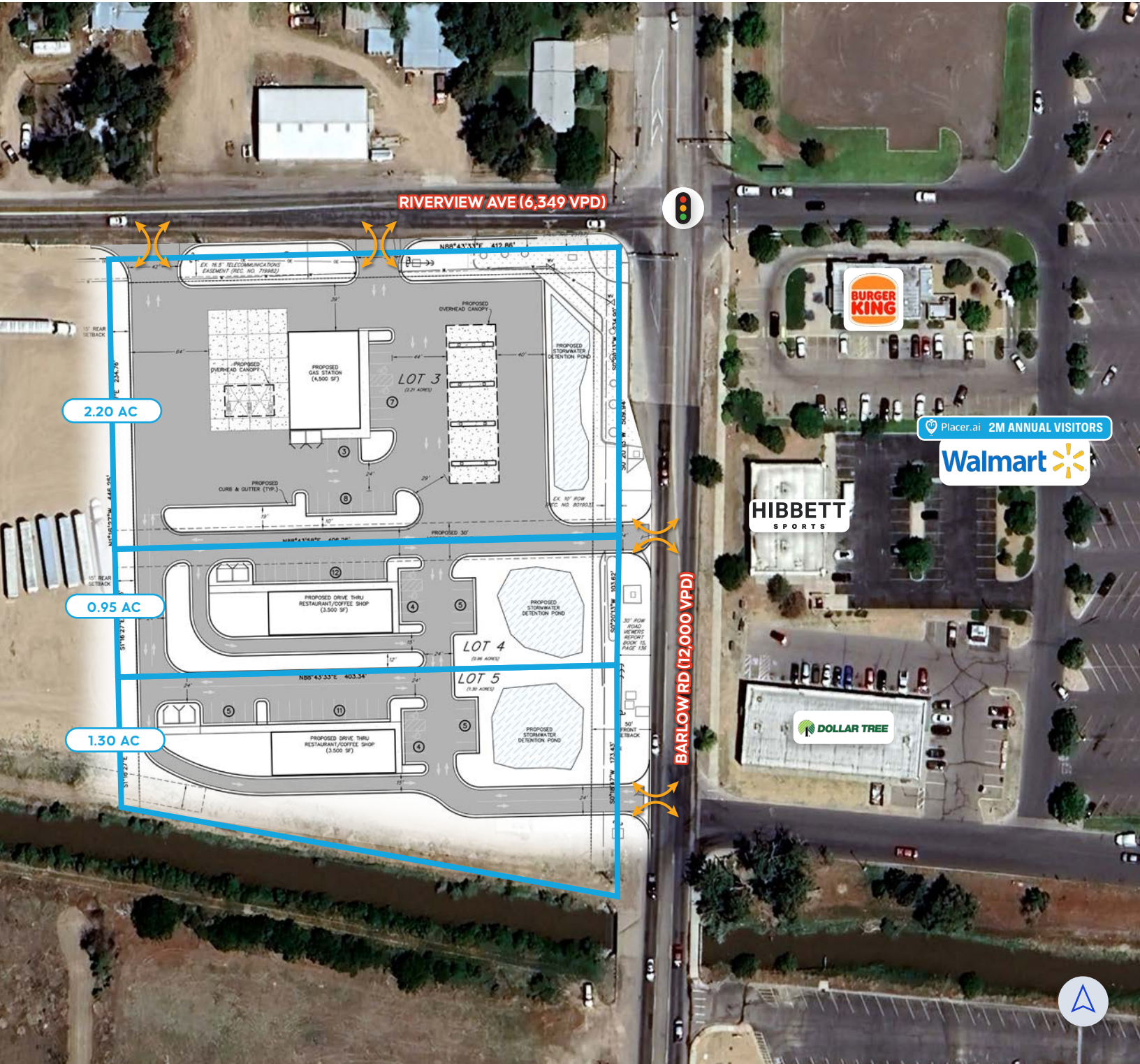


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Site Plan



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BROKER DISCLOSURE

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