



waypoint  
REAL ESTATE

SALE OR LEASE

THE  
MADDIE  
DEVELOPMENT

Building Size

1,269 SF

Sale Price

\$500,000

Lease Rate

\$23/SF-\$44/SF NNN

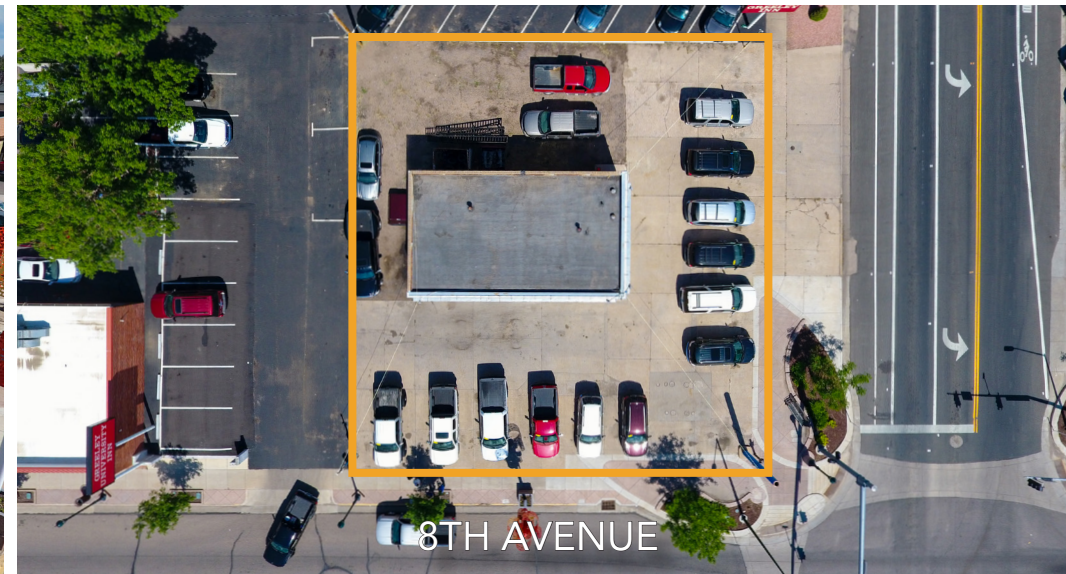
1228 8TH AVENUE  
GREELEY, CO 80631

*DRIVE THRU POTENTIAL*

- High Demand Retail or Restaurant Location in Downtown Greeley
- Property is available for a "Build to Suit Leaseback" Option
- Maddie Downtown Development is adding Approx. 1,000 New Apartment Units to the Area



# PROPERTY PHOTOS



## GREELEY OVERVIEW

- Third fastest growing MSA in the nation
- Greeley/Fort Collins region projected to grow by over 100% over the next 30 years.
- Forbes magazine ranks Greeley MSA the 6th fastest "job growth" market in the nation
- Ranked #1 by Wallethub for "Jobs and the Economy" out of 515 cities nationally.



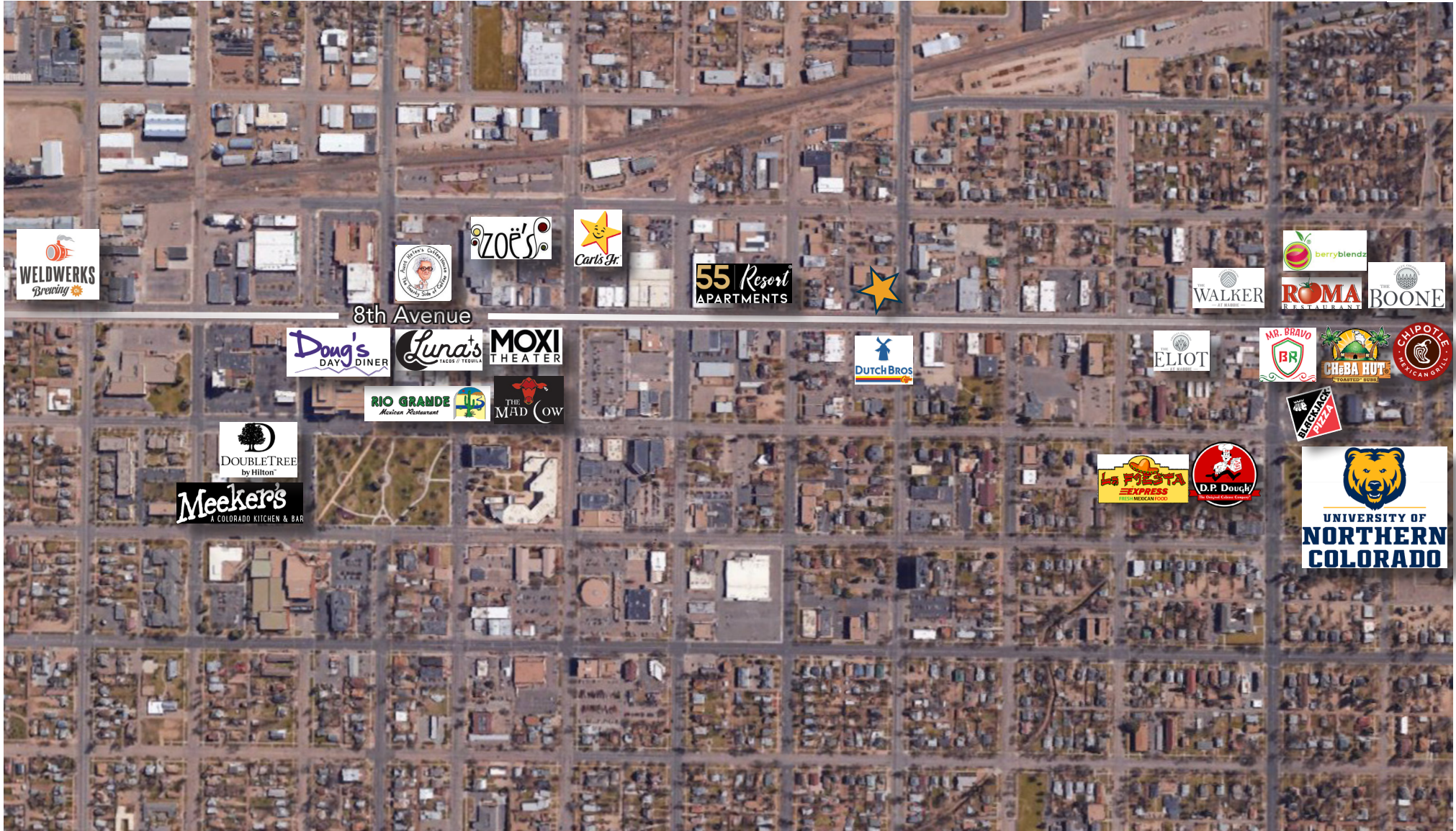
## DAYTIME EMPLOYMENT

	1 Mile			3 Mile			5 Mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industries</b>	<b>14,040</b>	<b>1,090</b>	<b>13</b>	<b>36,258</b>	<b>3,404</b>	<b>11</b>	<b>48,176</b>	<b>4,567</b>	<b>11</b>
Trade Transportation & Utilities	1,738	142	12	6,557	528	12	9,570	734	13
Information	425	28	15	722	57	13	881	74	12
Financial Activities	453	107	4	2,015	467	4	3,025	649	5
Professional & Business Services	607	128	5	2,180	323	7	2,956	486	6
Education & Health Services	8,367	436	19	14,542	1,229	12	18,527	1,591	12
Leisure & Hospitality	1,013	70	14	4,280	258	17	6,202	355	17
Other Services	671	111	6	2,522	400	6	3,440	524	7
Public Administration	766	68	11	3,440	142	24	3,575	154	23
<b>Goods-Producing Industries</b>	<b>1,508</b>	<b>100</b>	<b>15</b>	<b>4,104</b>	<b>338</b>	<b>12</b>	<b>4,983</b>	<b>516</b>	<b>10</b>
Natural Resources & Mining	17	8	2	59	12	5	83	21	4
Construction	496	53	9	2,280	234	10	2,873	370	8
Manufacturing	995	39	26	1,765	92	19	2,027	125	16
<b>Total</b>	<b>15,548</b>	<b>1,190</b>	<b>13</b>	<b>40,362</b>	<b>3,742</b>	<b>11</b>	<b>53,159</b>	<b>5,083</b>	<b>10</b>

## MAJOR EMPLOYERS



# AERIAL MAP



# LOCATION MAP



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