



SALE

Granite Street

5100 GRANITE ST.

Loveland, CO 80538

PRESENTED BY:

WESLEY PERRY

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CO #100024581



Granite Street



1.734 Acres

SUBJECT PROPERTY

5100 Granite Street
Loveland, CO

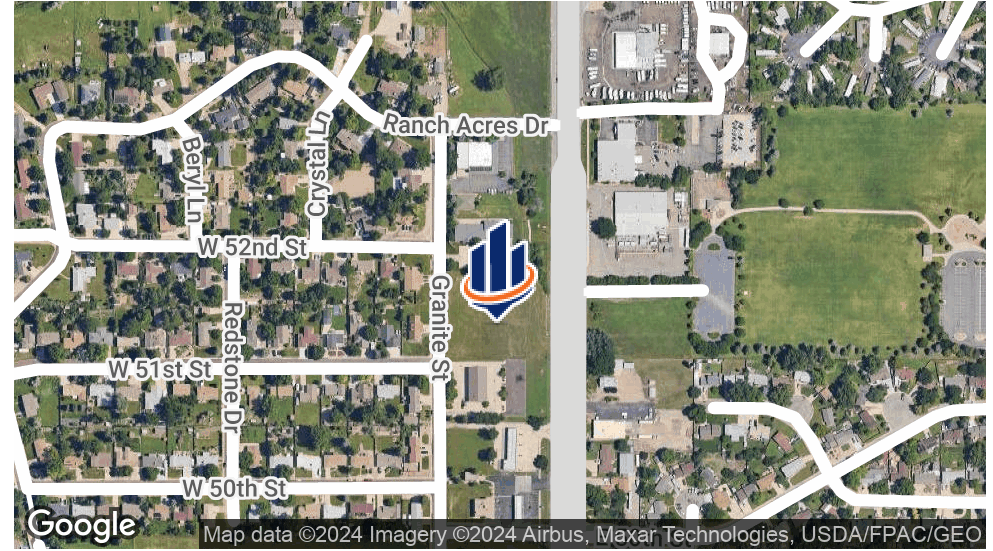


N Garfield Avenue

33,169 AADT



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$637,283
LOT SIZE:	1.73 Acres (75,533.04 SF)
PRICE / SQUARE FOOT:	\$8.44
ZONING:	Developing Business
MARKET:	Northern Colorado

PROPERTY OVERVIEW

5100 Granite is perfect for new & experienced builders looking to develop in north Loveland with optimal street exposure and zoned to give your next project multiple building possibilities. Developing Business zoning allows a wide variety of uses including multi-family, retail, office and flex.

PROPERTY HIGHLIGHTS

- Nearby Water, Sewer, and Electrical lines
- Fully designed office warehouse documents available
- Borders retail, office, flex, and multifamily developments
- High Visibility and Traffic Exposure

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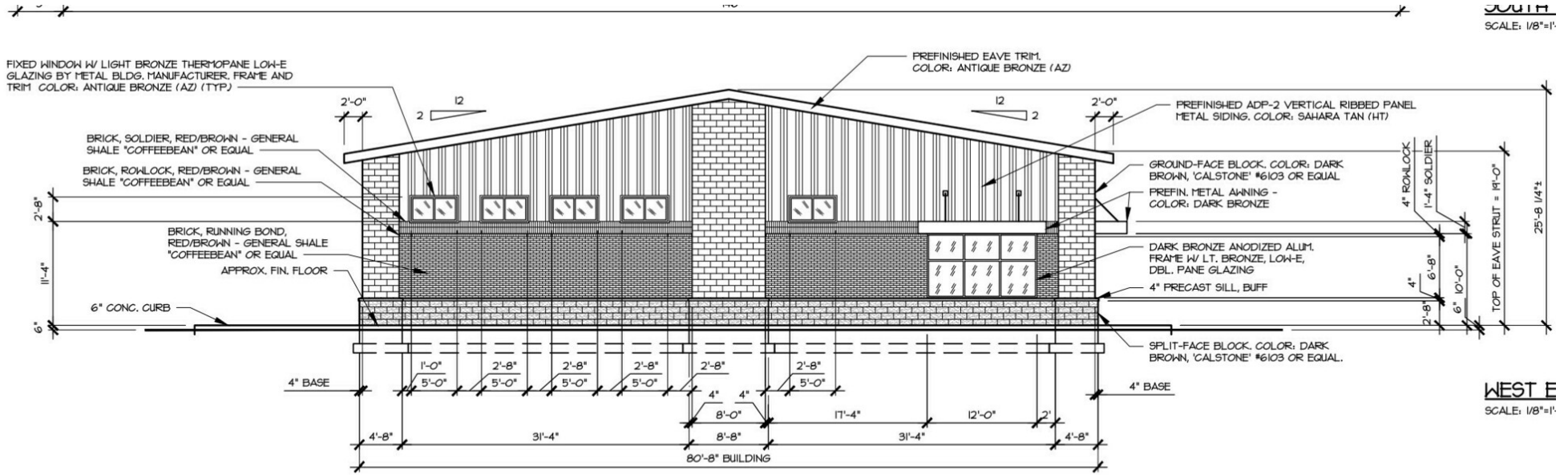
RETAILER MAP



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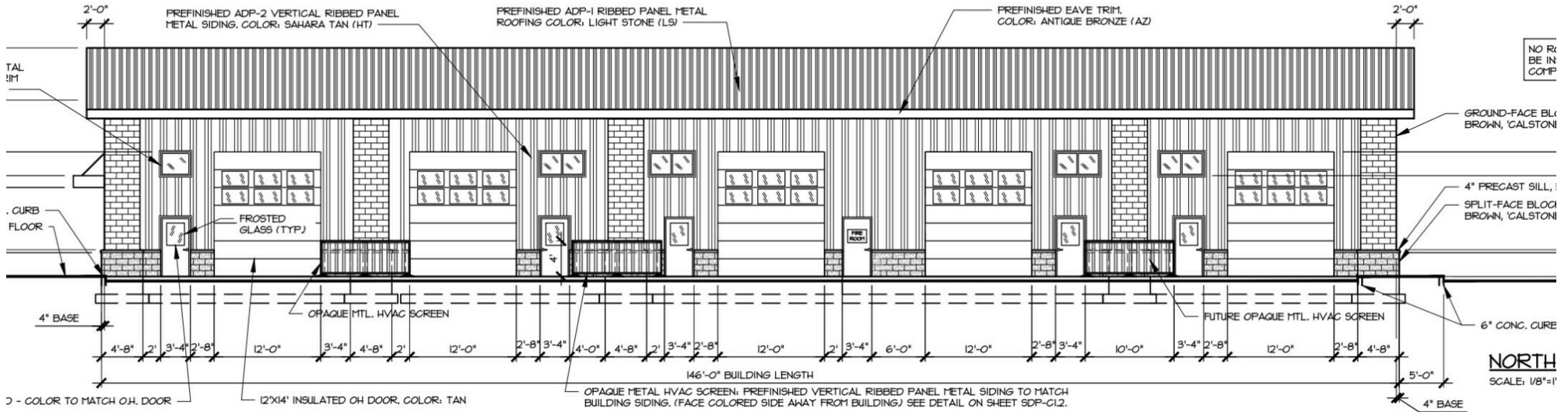
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POTENTIAL OFFICE/WAREHOUSE FLEX PLANS



SOUTH
SCALE: 1/8"=1'

WEST E
SCALE: 1/8"=1'



NORTH
SCALE: 1/8"=1'

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DEMOGRAPHICS MAP & REPORT

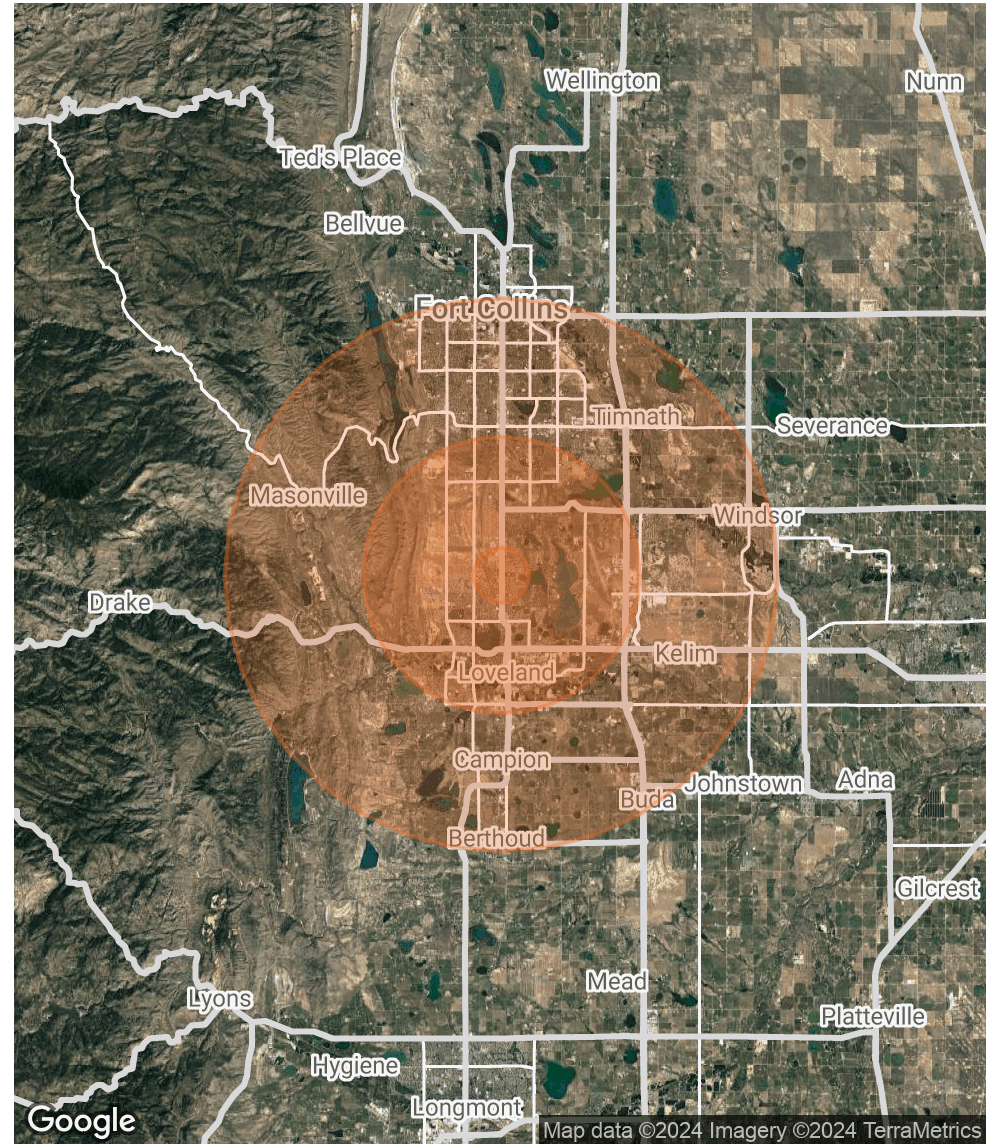
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	9,018	108,376	293,269
AVERAGE AGE	40.4	40.1	37.4
AVERAGE AGE (MALE)	41.0	38.1	36.2
AVERAGE AGE (FEMALE)	39.7	42.4	39.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,388	43,207	114,673
# OF PERSONS PER HH	2.7	2.5	2.6
AVERAGE HH INCOME	\$79,044	\$92,474	\$92,412
AVERAGE HOUSE VALUE	\$321,871	\$388,036	\$385,965

* Demographic data derived from 2020 ACS - US Census



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