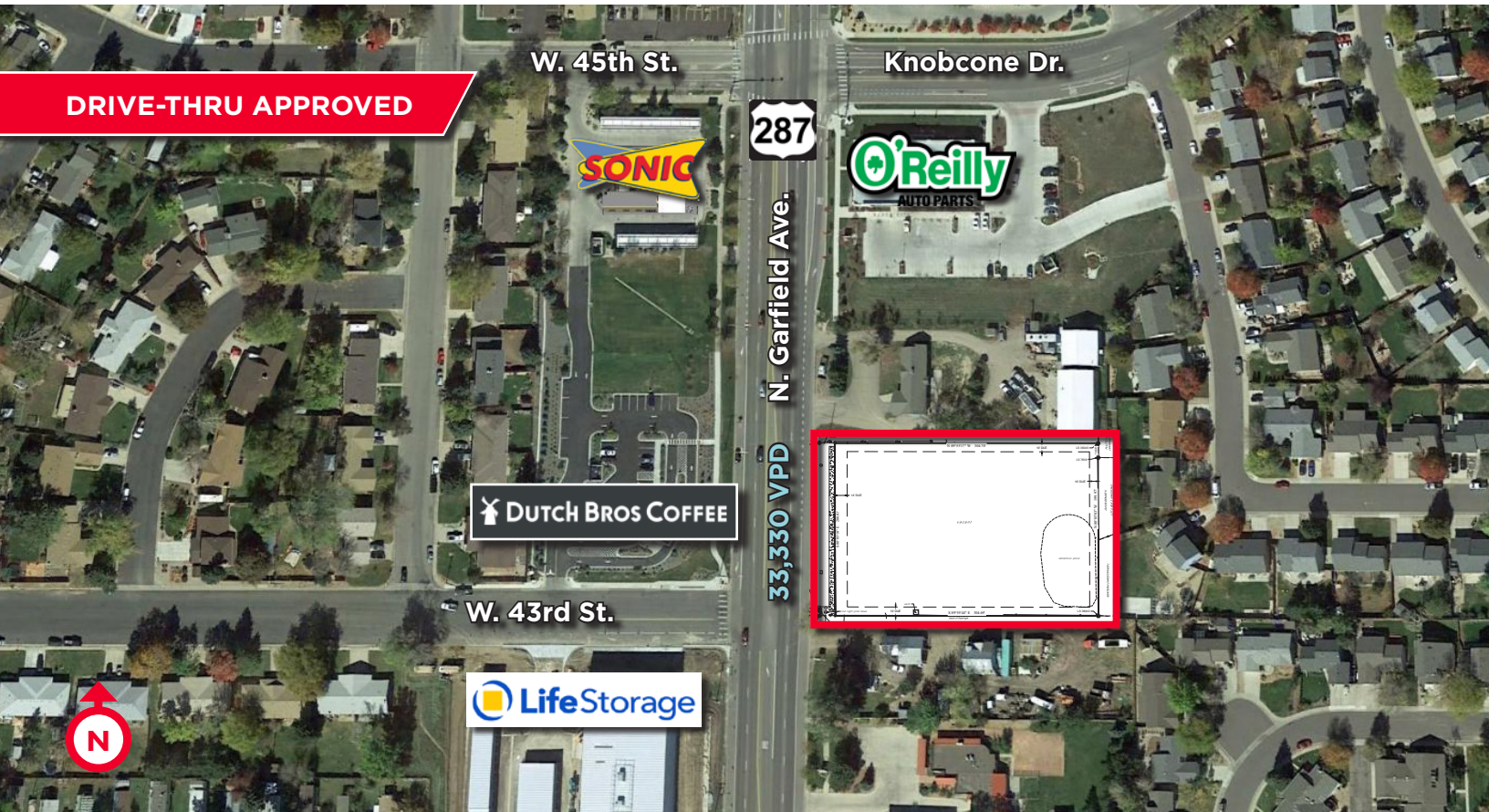


4300 N. GARFIELD AVENUE

LOVELAND, COLORADO 80538



1.4 ACRES OF OFFICE/RETAIL LAND AVAILABLE

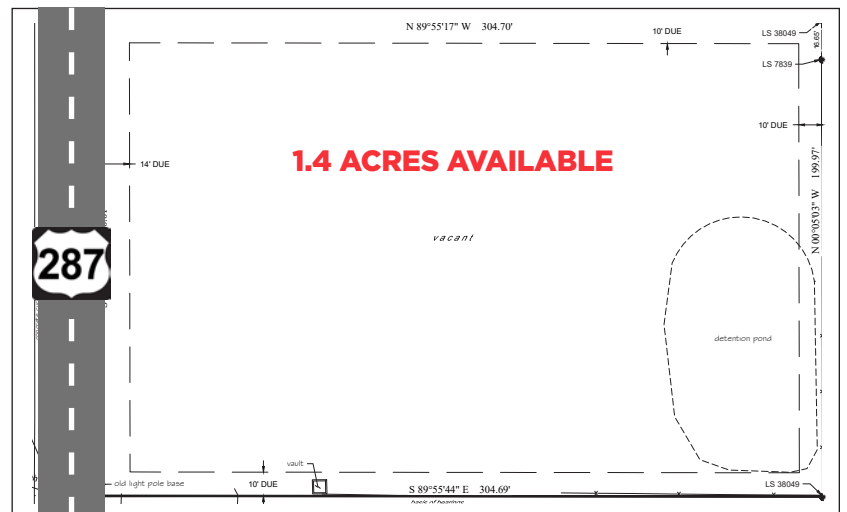
Ground Lease: \$75,000/Year

Build-To-Suit: Call Broker for Pricing

PROPERTY HIGHLIGHTS

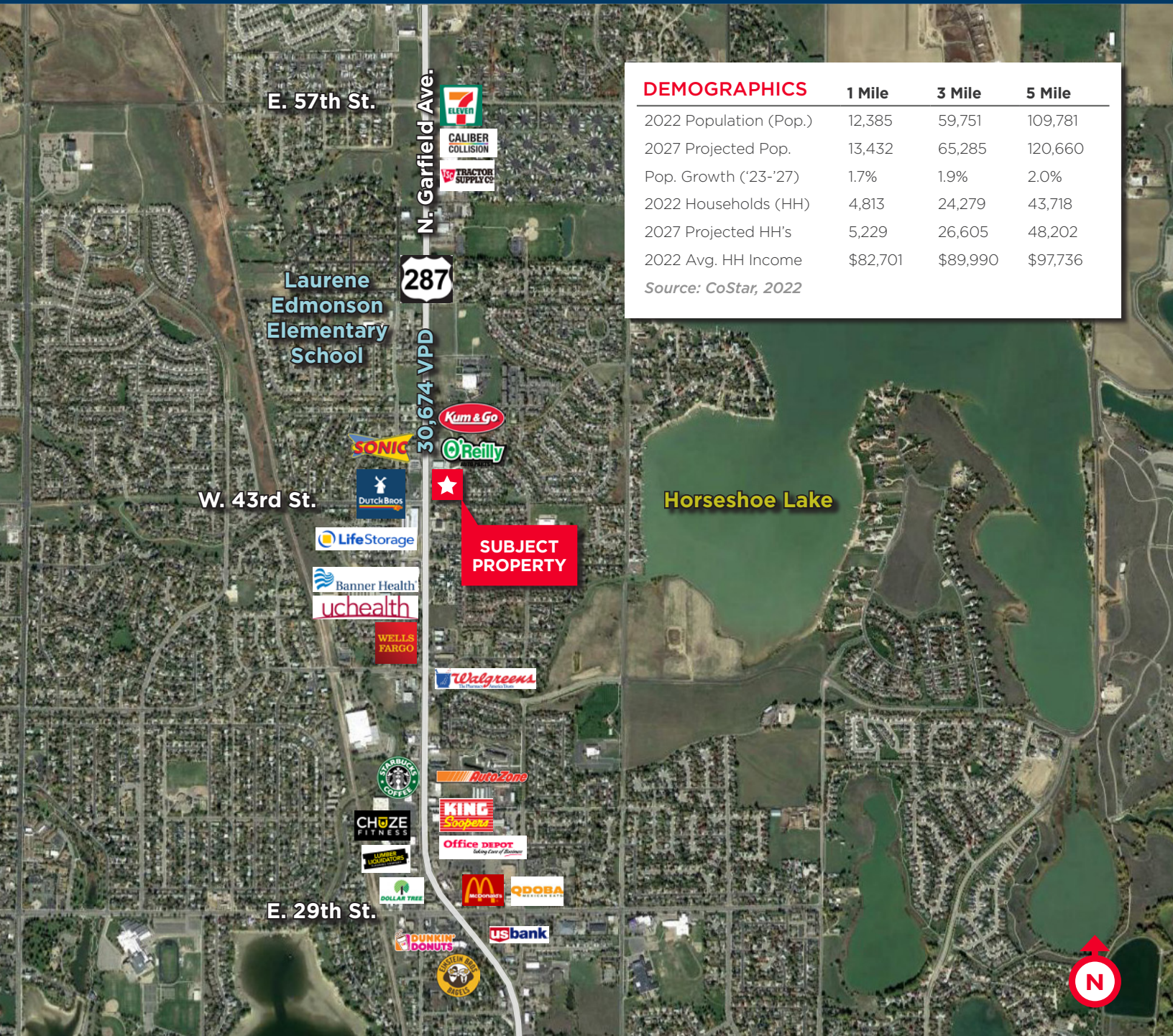
- 1.4 Acres (60,932 SF) office/retail land
- Developing business zoning
- Right-in, right-out from Highway 287
- Engineered and prior approval for drive-thru
- Allowed uses include medical, financial, gas or convenience store, church, restaurant, retail

CLICK HERE FOR FULL LIST OF USES AND ZONING DETAILS



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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2022 Population (Pop.)	12,385	59,751	109,781
2027 Projected Pop.	13,432	65,285	120,660
Pop. Growth ('23-'27)	1.7%	1.9%	2.0%
2022 Households (HH)	4,813	24,279	43,718
2027 Projected HH's	5,229	26,605	48,202
2022 Avg. HH Income	\$82,701	\$89,990	\$97,736

Source: CoStar, 2022

For more information, please contact:

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