



DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2024	2029	2024	2029	2024	2029
Population	15,764	16,137	74,850	76,238	125,291	130,047
Households	5,126	5,328	26,262	27,044	125,291	130,047
Median HH Income	\$46,255	\$54,972	\$54,688	\$65,307	\$64,791	\$78,030
Average HH Income	\$69,436	\$82,706	\$75,396	\$88,703	\$88,153	\$103,329
Median Age	25.2	26.3	30.3	31.3	32.4	33.6



**INDUSTRIAL FLEX UNIT AVAILABLE**

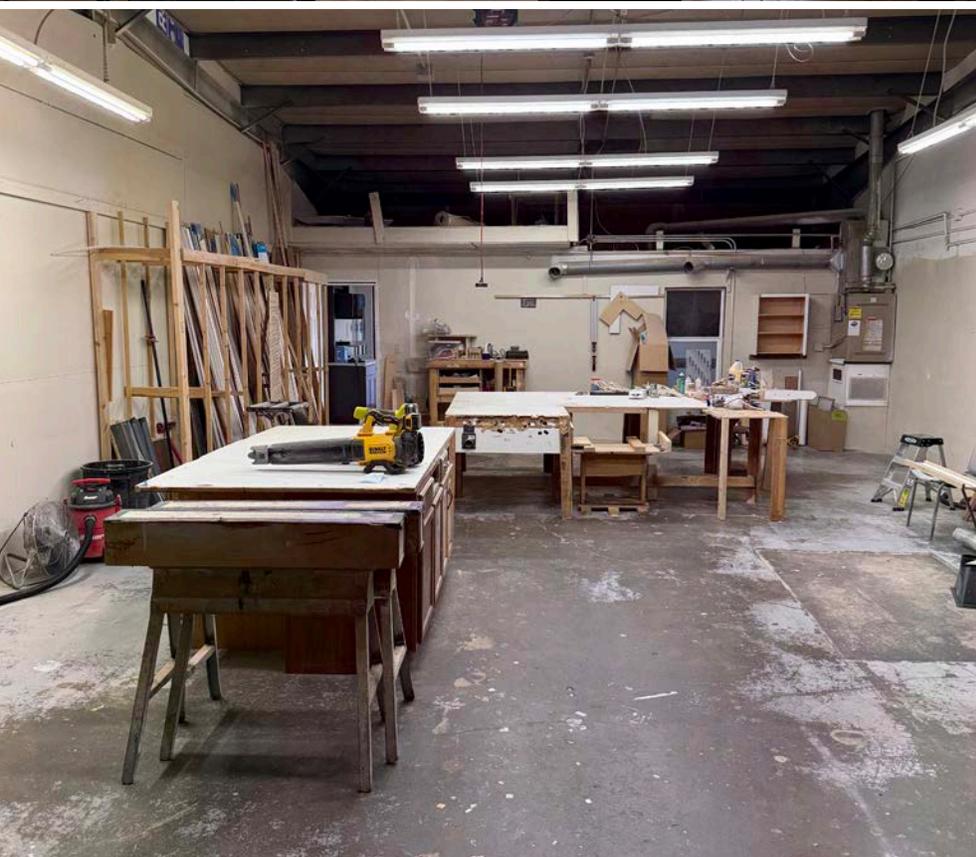
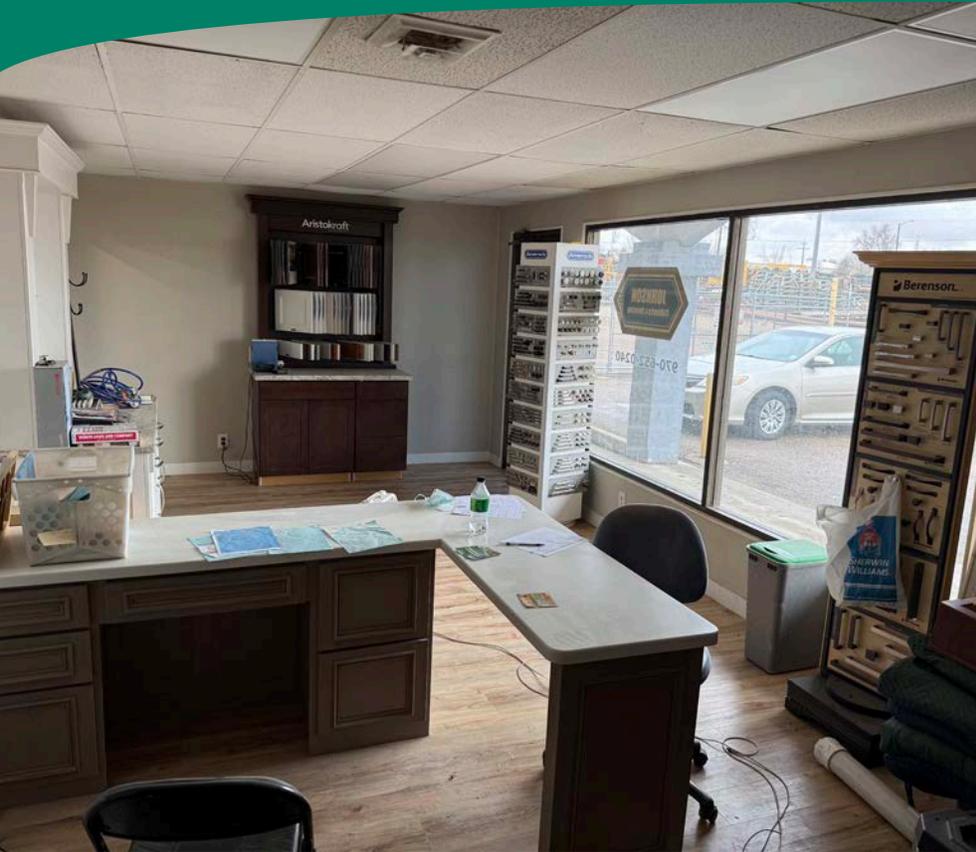
**ZONING: I-M, CITY OF GREELEY**  
**PRICE: \$1,900/MTH (\$15.20/MG)**  
**TENANT IS RESPONSIBLE FOR UTILITIES AND SNOW REMOVAL**

**AVAILABLE: 1,500 SF**

- FEATURES:**
- Just off of Highway 85 Bypass
  - Updated office, includes 1 office, restroom, and shop
  - 10' Overhead door access in rear
  - Seeking qualified tenants on multi-year lease term
  - Ideal for contractor, storage, small business service, etc.
  - Available January 1st, 2026

# FEATURED SITE & FLOOR PLAN

2015 2ND AVENUE, UNIT J • GREELEY, CO 80631



## UNIT J



VIEW MORE REALTEC LISTINGS AT [WWW.REALTEC.COM](http://WWW.REALTEC.COM)

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# SITE LOCATION

2015 2ND AVENUE, UNIT J • GREELEY, CO 80631

22.8

MILES  
TO LOVELAND

31.8

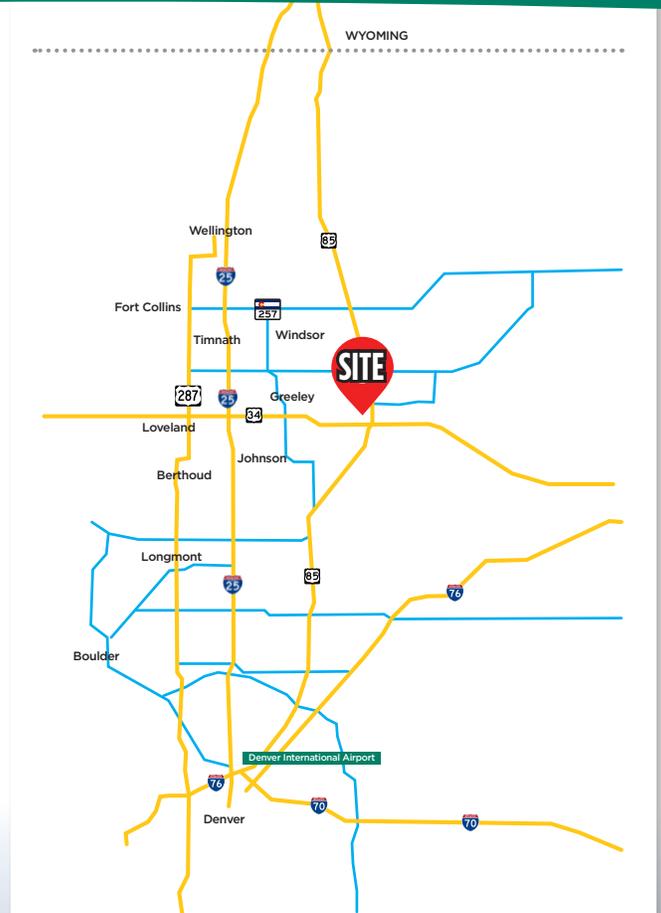
MILES  
TO FORT COLLINS

52.9

MILES  
TO CHEYENNE

51.3

MILES  
TO DENVER  
INTERNATIONAL  
AIRPORT



## Fort Collins

712 Whaler's Way, Bld. B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

## Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

## Greeley

1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES