

PRICE  
REDUCED!



## FREESTANDING RETAIL

PROPERTY TYPE: RETAIL

SALE PRICE: \$415,000.00

LEASE RATE: \$25.00/SF NNN

NNN EST. \$9.30/SF

BUILDING SIZE: 1,500 SF

LOT SIZE: 0.363 ACRES

TRAFFIC COUNTS: 27,000 VPD



EXTERIOR SOUTH

### FEATURES:

- Freestanding retail building along West 10th Street
- 24 off-street parking spaces
- Tenant Improvement Allowance negotiable
- Former Papa Murphy's - includes a prep kitchen and walk-in cooler
- Building signage available

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
	2023	2023	2023
Population	17,889	96,741	138,747
Households	6,260	34,616	49,273
Median HH Income	\$51,131	\$59,120	\$65,460
Average HH Income	\$69,261	\$81,990	\$88,656
Median Age	34.9	32.3	32.7

**Gage Osthoff**

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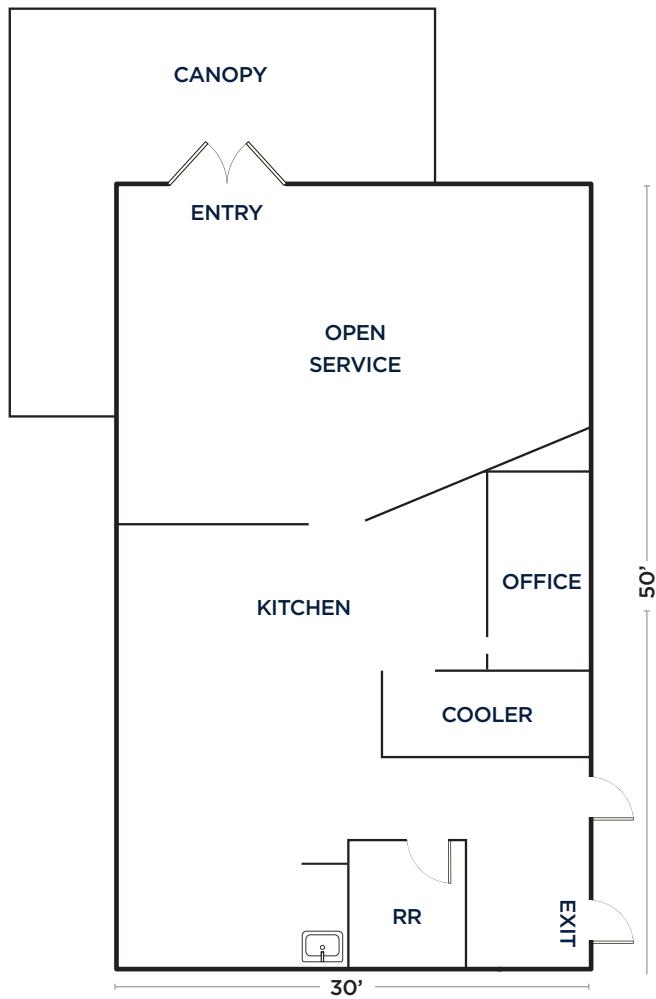
**Nick Berryman**

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# LOCATION & FLOOR PLAN

2800 W. 10TH STREET • GREELEY, CO 80634



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# PHOTOS

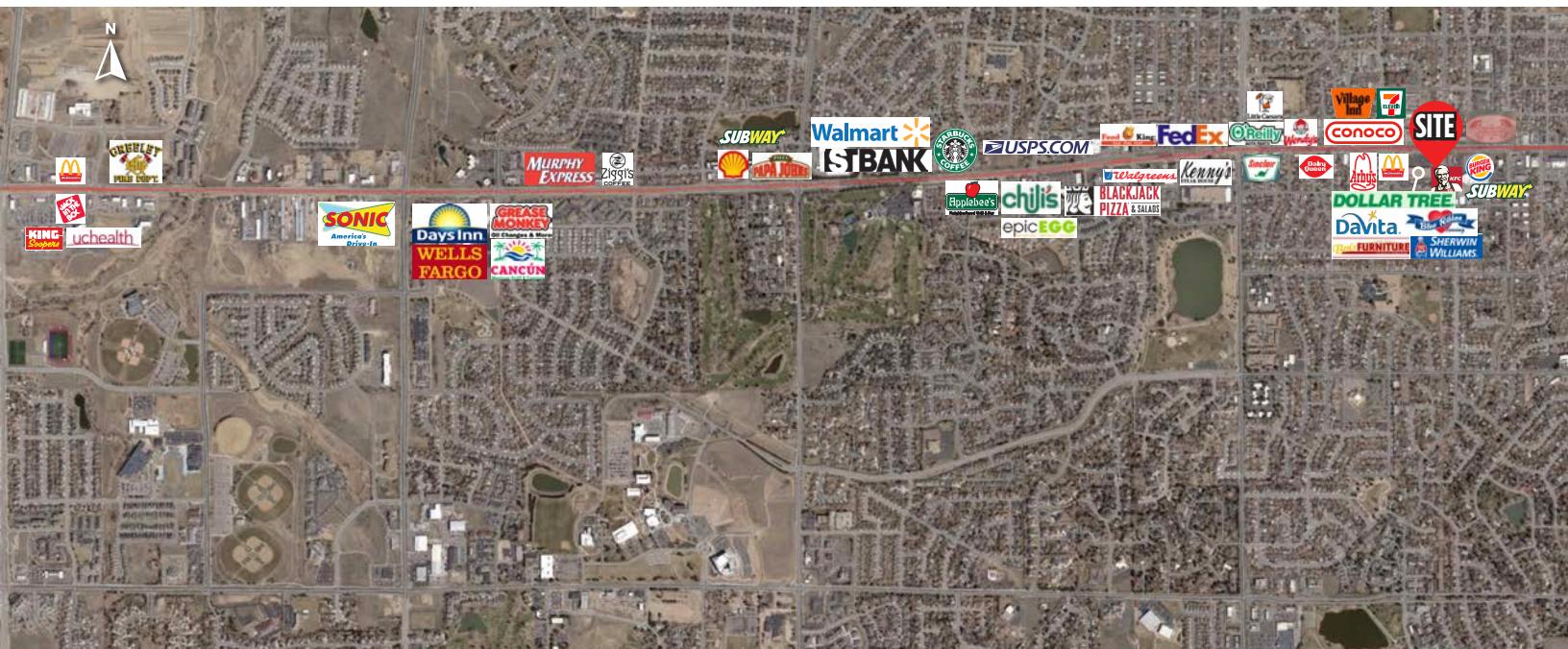
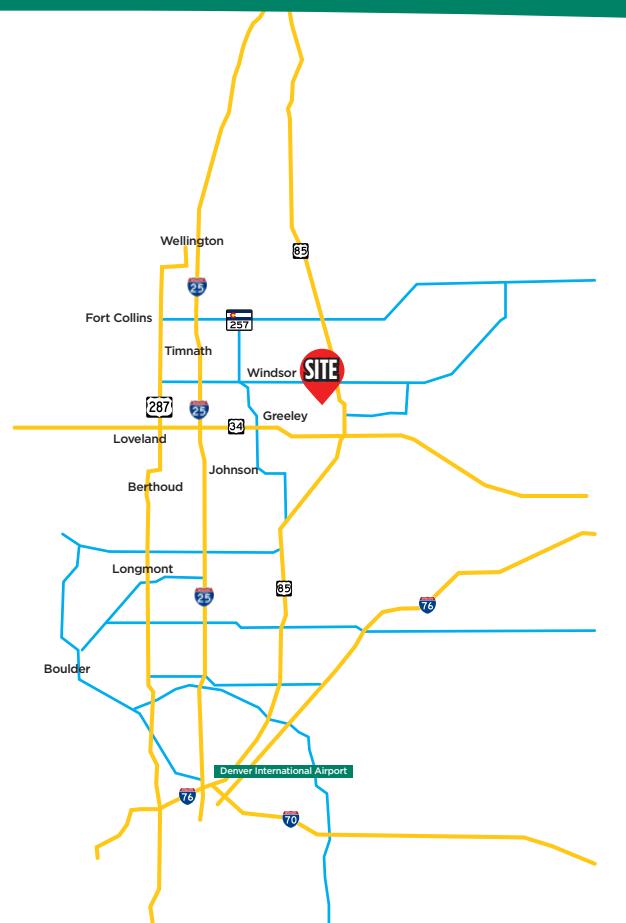
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# SITE LOCATION

2800 W. 10TH STREET • GREELEY, CO 80634



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

**Loveland**  
200 E. 7th Street, Suite 418  
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**Greeley**  
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