

# REALTEC COMMERCIAL LOT AVAILABLE

COMMERCIAL REAL ESTATE SERVICES

NWC W. 4TH ST. & 35TH AVE. | Greeley, CO 80634



## HIGH EXPOSURE COMMERCIAL OPPORTUNITIES

JOIN 7-ELEVEN/CONOCO, THE WASHAWAY CAR WASH & 4TH STREET RV & BOAT. GREAT EXPOSURE ON 'HARD CORNER'

ZONING CODE: (C-H) Commercial High Intensity

AVAILABLE: 0.859 Ac. /37,418 SF

SALE PRICE: \$730,000 (\$19.50/SF)

### FEATURES:

- Retail/Commercial pad located in business-friendly City of Greeley
- Located in an underserved corridor. One of Greeley's primary East-West thoroughfares
- Water, gas, electricity available - Permit ready
- Easy access to W Greeley, Greeley's CBD or growing areas of Eaton or Severance to the north
- Traffic Count: 12,198 (W 4th Street) and 11,126 (35th Avenue)



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

**Gage Osthoff**

970.396.5166

[gosthoff@realtecgreeley.com](mailto:gosthoff@realtecgreeley.com)

**Doris Bolton**

949.331.2916

[dbolton@realtecgreeley.com](mailto:dbolton@realtecgreeley.com)

022526

# DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2025	2030	2025	2030	2025	2030
<b>Population</b>	16,669	17,969	81,268	86,548	143,037	156,231
<b>Households</b>	5,665	6,113	29,806	31,988	51,851	56,240
<b>Median HH Income</b>	\$62,102	\$69,761	\$67,671	\$76,826	\$71,269	\$80,834
<b>Average HH Income</b>	\$78,534	\$86,132	\$89,470	\$98,487	\$92,753	\$102,835
<b>Median Age</b>	34.0	35.7	34.1	35.6	33.3	34.8



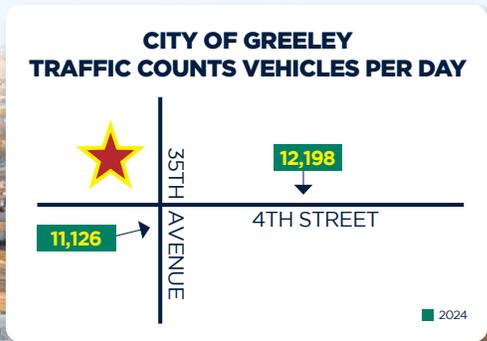
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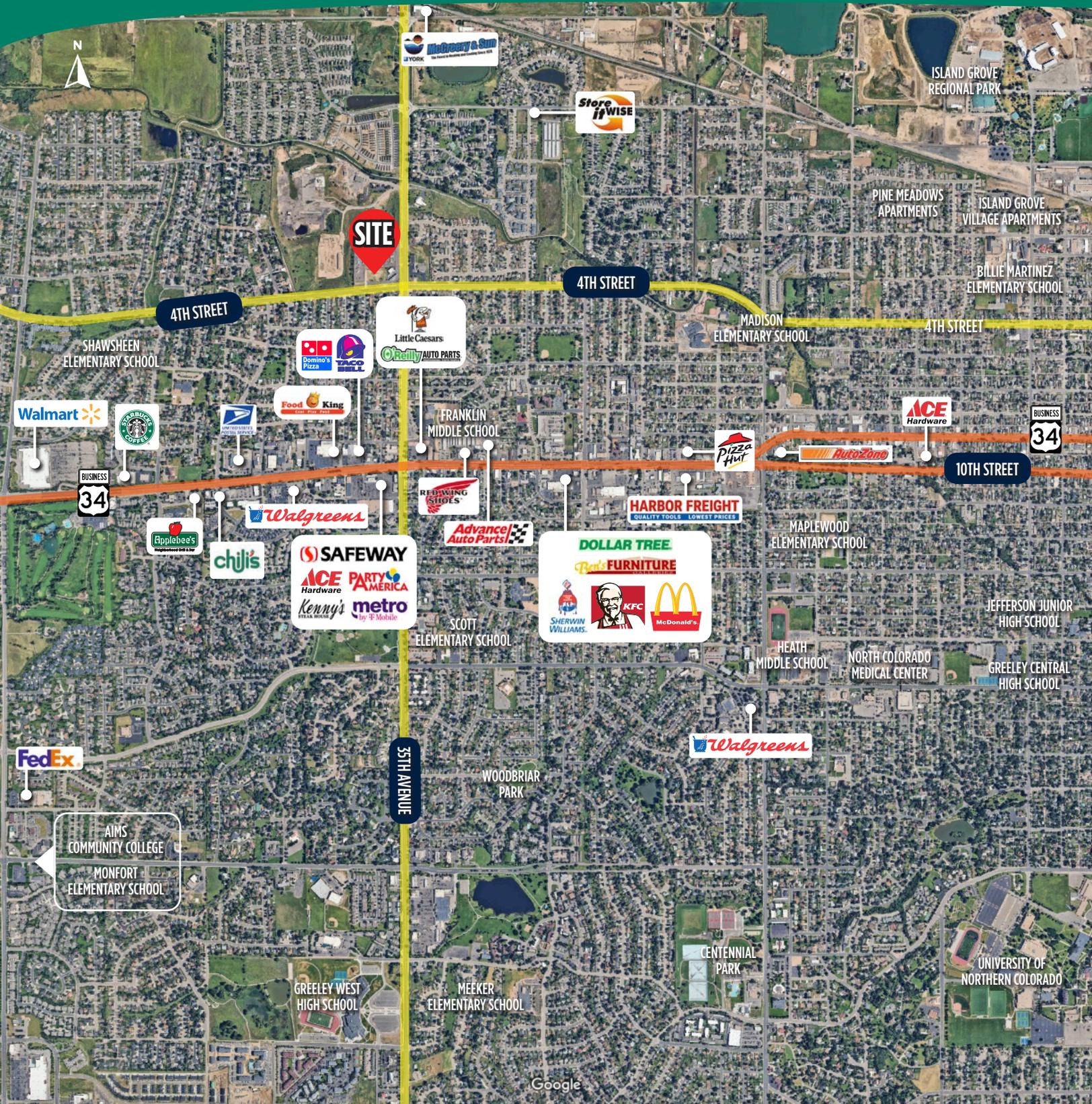
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# LOCATION

NWC W. 4TH ST. & 35TH AVE. • 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  
Loveland, CO 80537  
970.593.9900

## Greeley

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

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