AVAILABLE FOR SALE OR LEASE



### 137 & 155 EAST 71ST STREET LOVELAND, COLORADO 80538



# **Prime Retail Development Area** Sale Price: \$10.00/SF Lease Rate: Negotiable

This commercial land development opportunity allows for a variety of commercial uses, including retail, office, restaurants, banks and personal service shops. It is well located in the path of growth in the north Loveland area. The site is situated on a signalized intersection and is in close proximity to Walmart, Freddy's Steak Burger and Frozen Custard, Serious Texas Bar-B-Q and several other well-performing retailers. Build-to-suit options available.

### **PROPERTY HIGHLIGHTS**

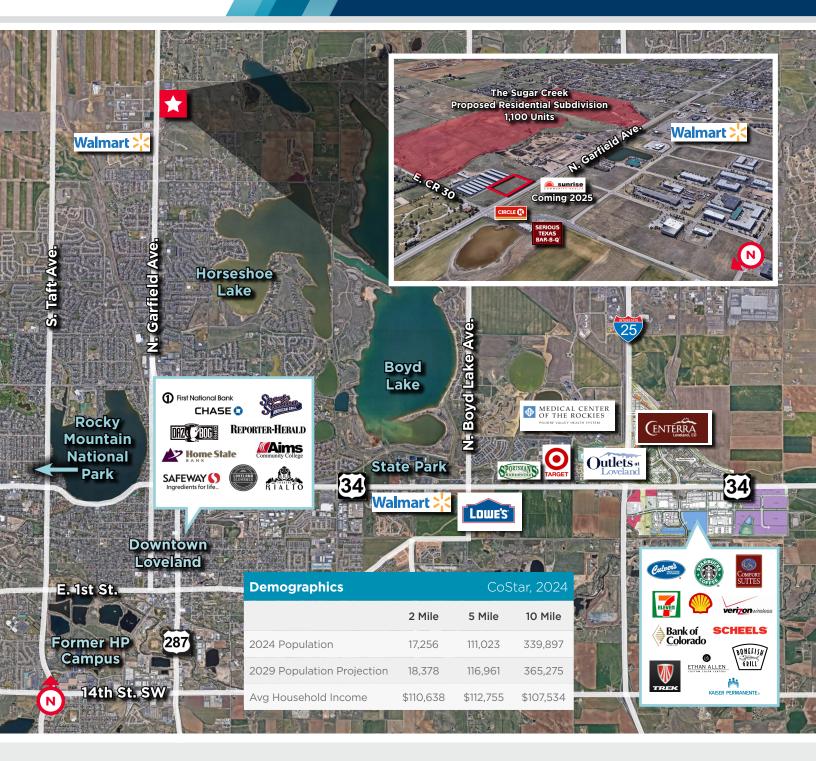
- 1.23 2.57 Acres (53,935 112,707 SF)
- Variety of commercial uses available
- Build-to-suit options available
- Close proximity to many well-performing retailers
- Located within rapid growth north Loveland area



AVAILABLE FOR SALE OR LEASE



# 137 & 155 EAST 71ST STREET LOVELAND, COLORADO 80538



For more information, please contact:

#### AKI PALMER Executive Director

+1 970 267 7727 aki.palmer@cushwake.com

#### COLE VANMEVEREN Director

+1 970 219 3802 cole.vanmeveren@cushwake.com 772 Whalers Way, Suite 200 Fort Collins, Colorado 80525

T +1 970 776 3900 F +1 970 267 7419

cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.