



DOWNTOWN RETAIL

PROPERTY TYPE:

RETAIL/RESTAURANT

PRICE: \$1,500/MONTH

AVAILABLE: 778 SF

TRAFFIC COUNTS:

9,691 VPD

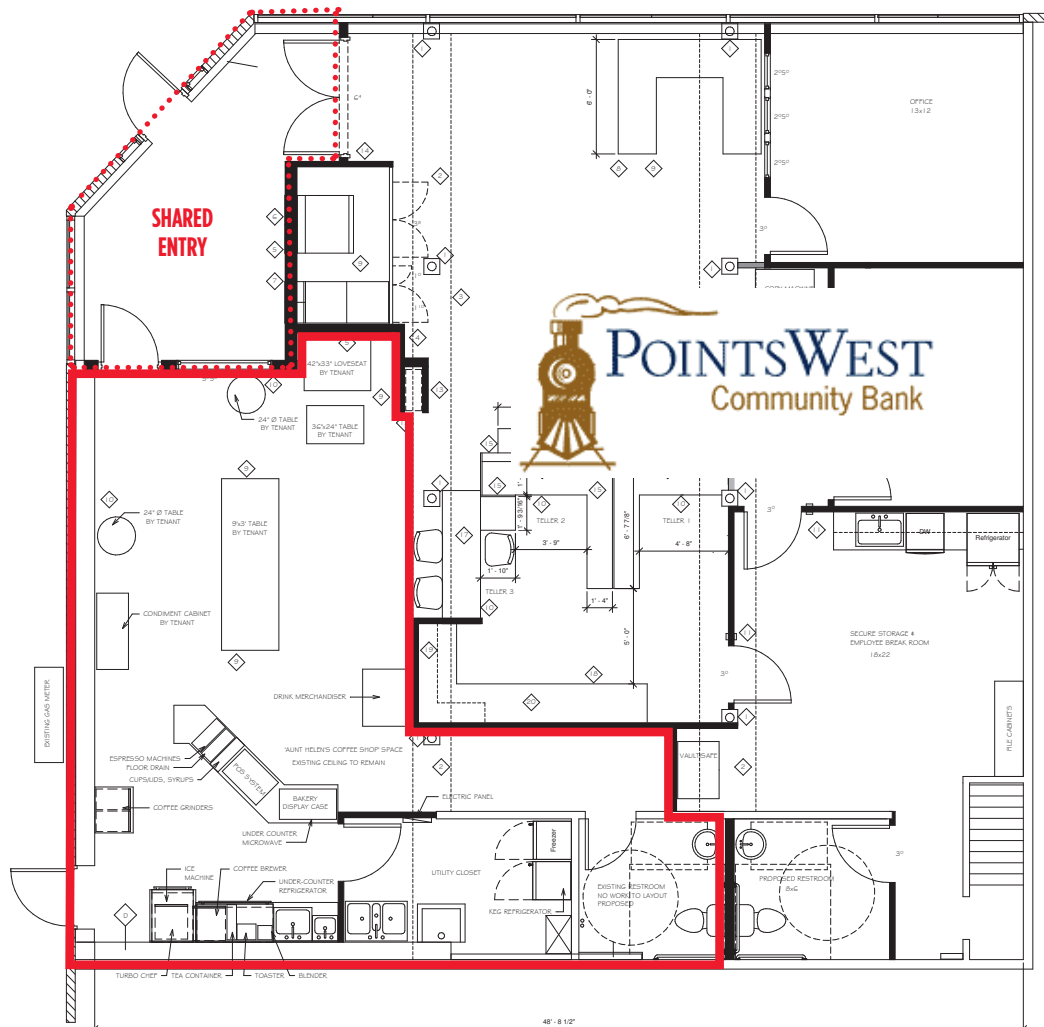
FEATURES:

- Retail space in the prominent “Woody’s Newstand” Building at the corner of 9th Avenue and 10th Street
- Co-located with Points West Community Bank
- Walking distance to Greeley City Hall, Weld County Courthouse, numerous Weld County department offices, and Weld County District 6 Administrative Building
- There are few nearby quick-serve food and beverage options
- Limited service (no kitchen on site) quick-service restaurant. Ideal for a satellite location of an existing restaurant

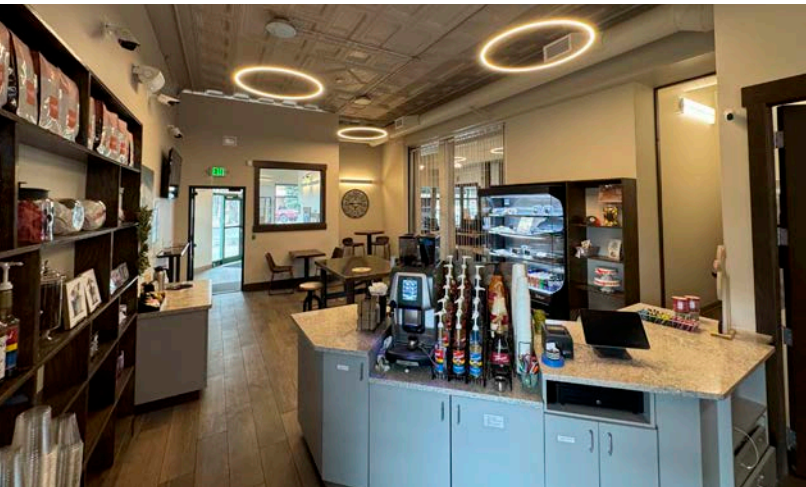
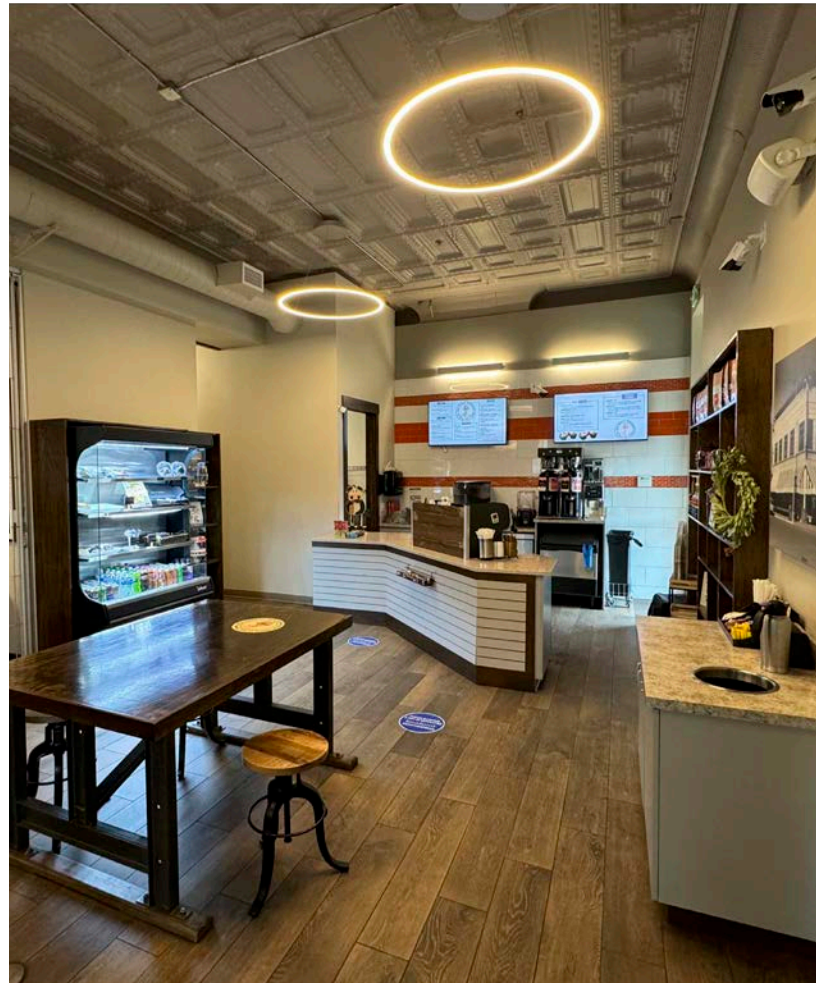
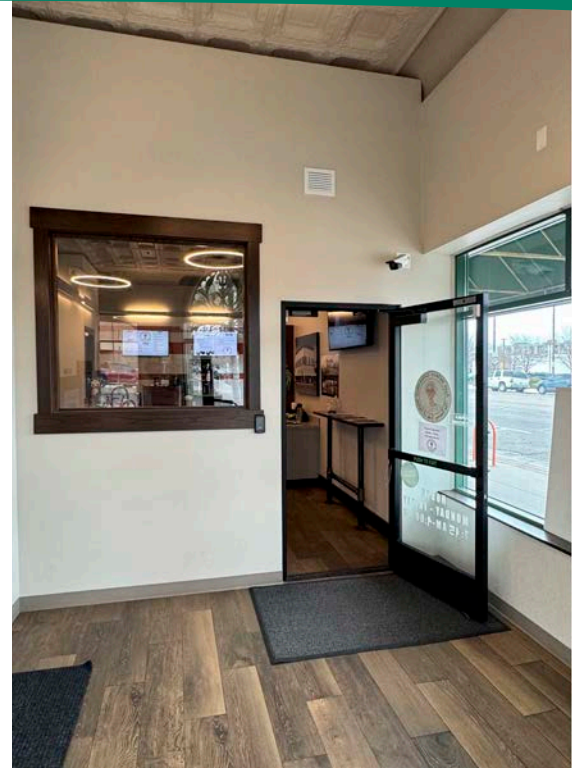
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
	2023	2023	2023
Population	15,674	77,838	124,401
Households	5,978	26,825	44,820
Median HH Income	\$46,836	\$57,499	\$71,098
Average HH Income	\$70,791	\$81,372	\$95,982
Median Age	26.8	30.0	32.2

FLOOR PLAN

940 9TH AVENUE • GREELEY, CO 80631



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LOCATION

940 9TH AVENUE • GREELEY, CO 80631



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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