

## PAD SITE GROUND LEASE OR SALE

### Site Size:

0.4–0.6 acres

*(with additional cross parking available)*

### Pricing:

\$900,000

*ground lease available—contact broker for details*

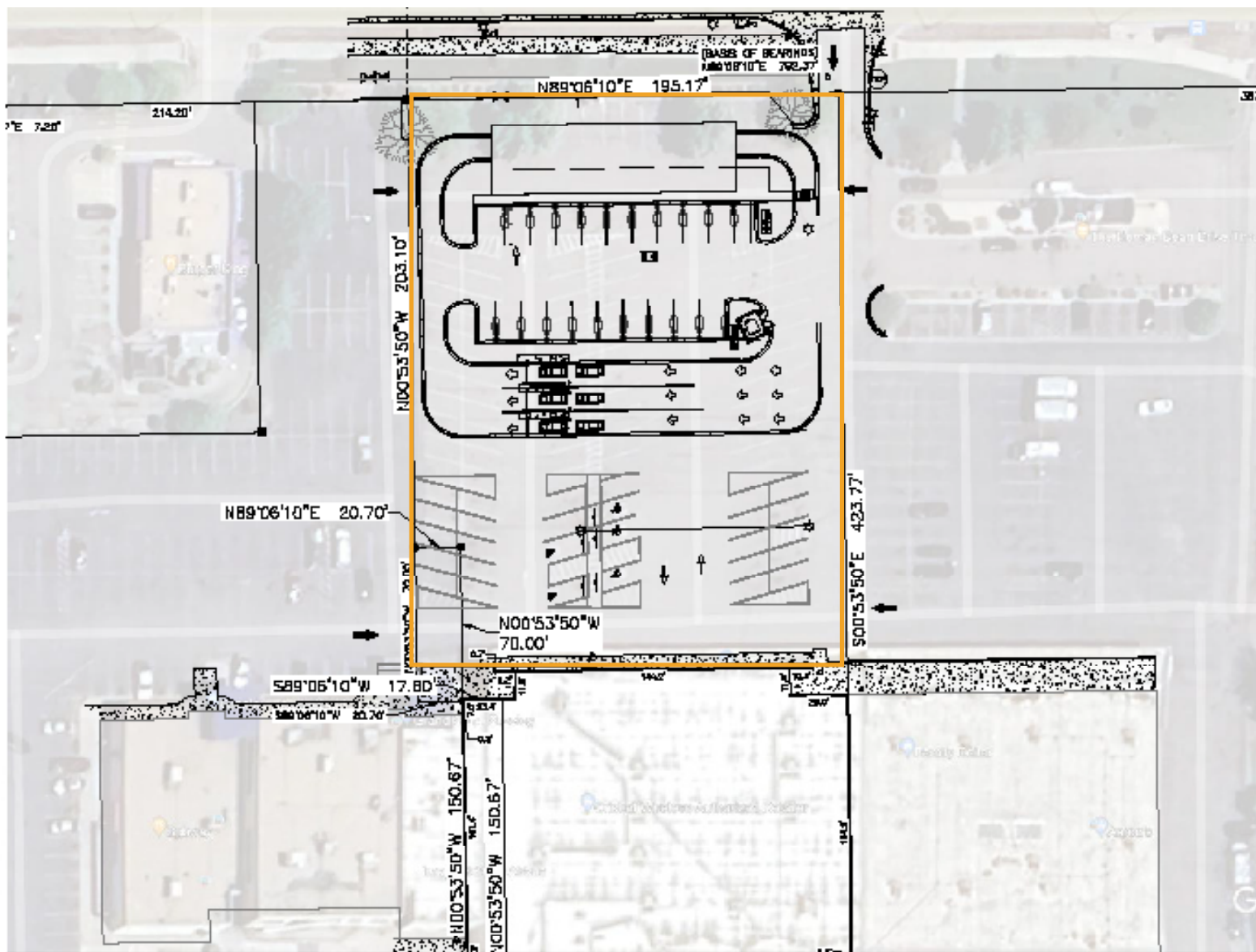
### RETAIL PAD SITE FOR GROUND LEASE OR SALE IN CENTRAL GREELEY

- High exposure location along West 10th Street
- Traffic Counts: 23,000 VPD (2021)
- Conceptual site plans shown below
- Cross parking with retail center

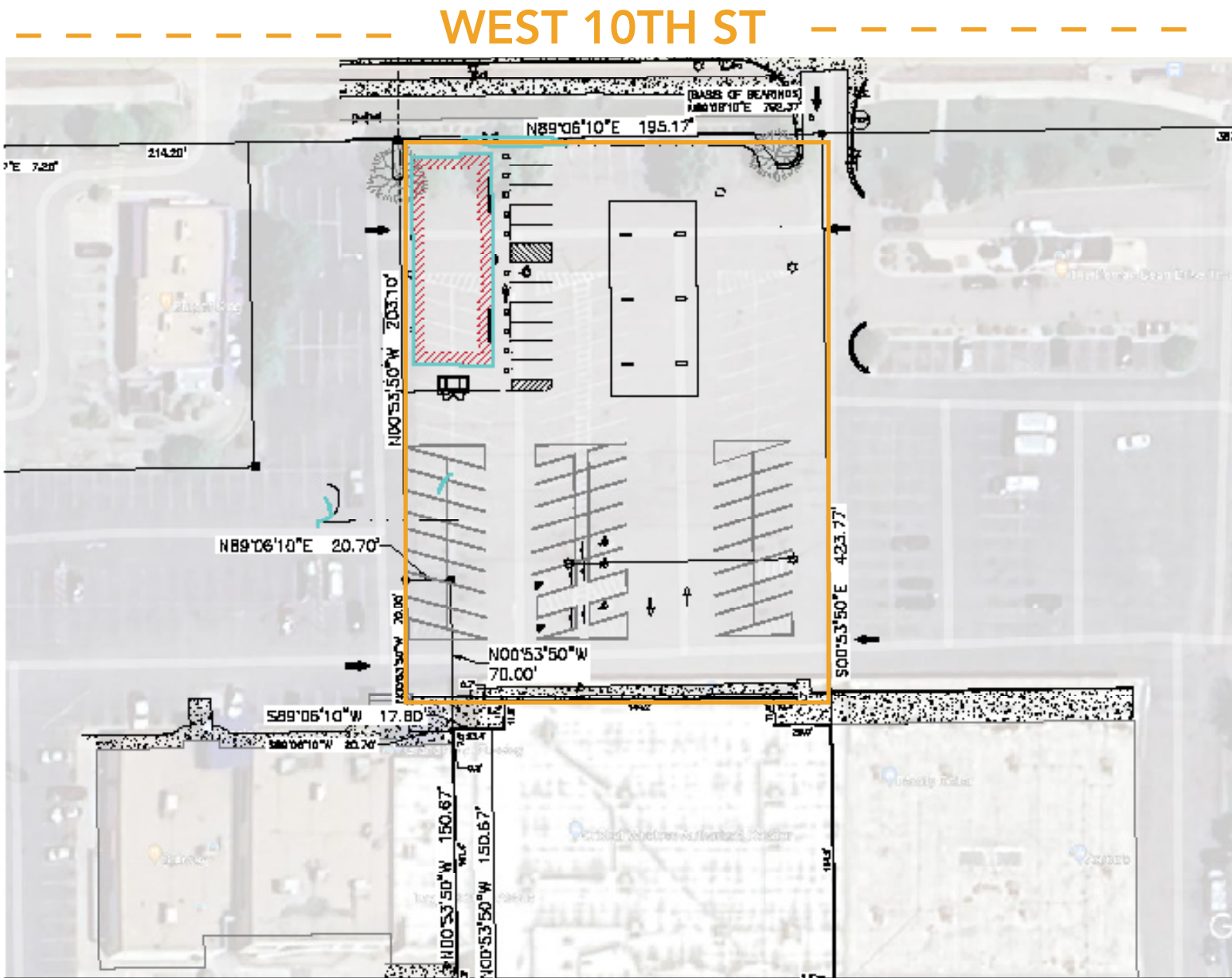


# (1) CONCEPTUAL SITE PLAN: CAR WASH

WEST 10TH ST

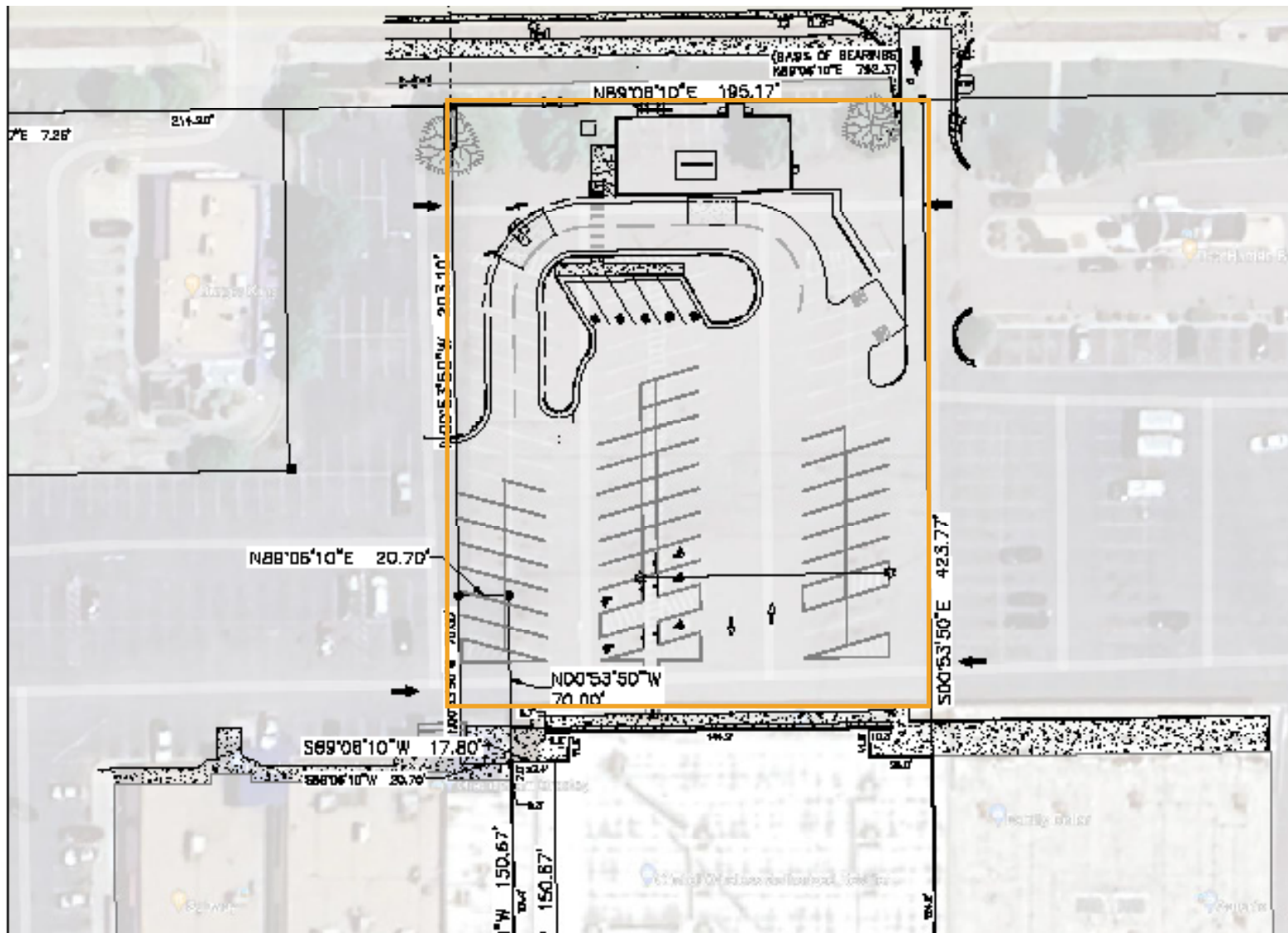


# (2) CONCEPTUAL SITE PLAN: CONVENIENCE STORE

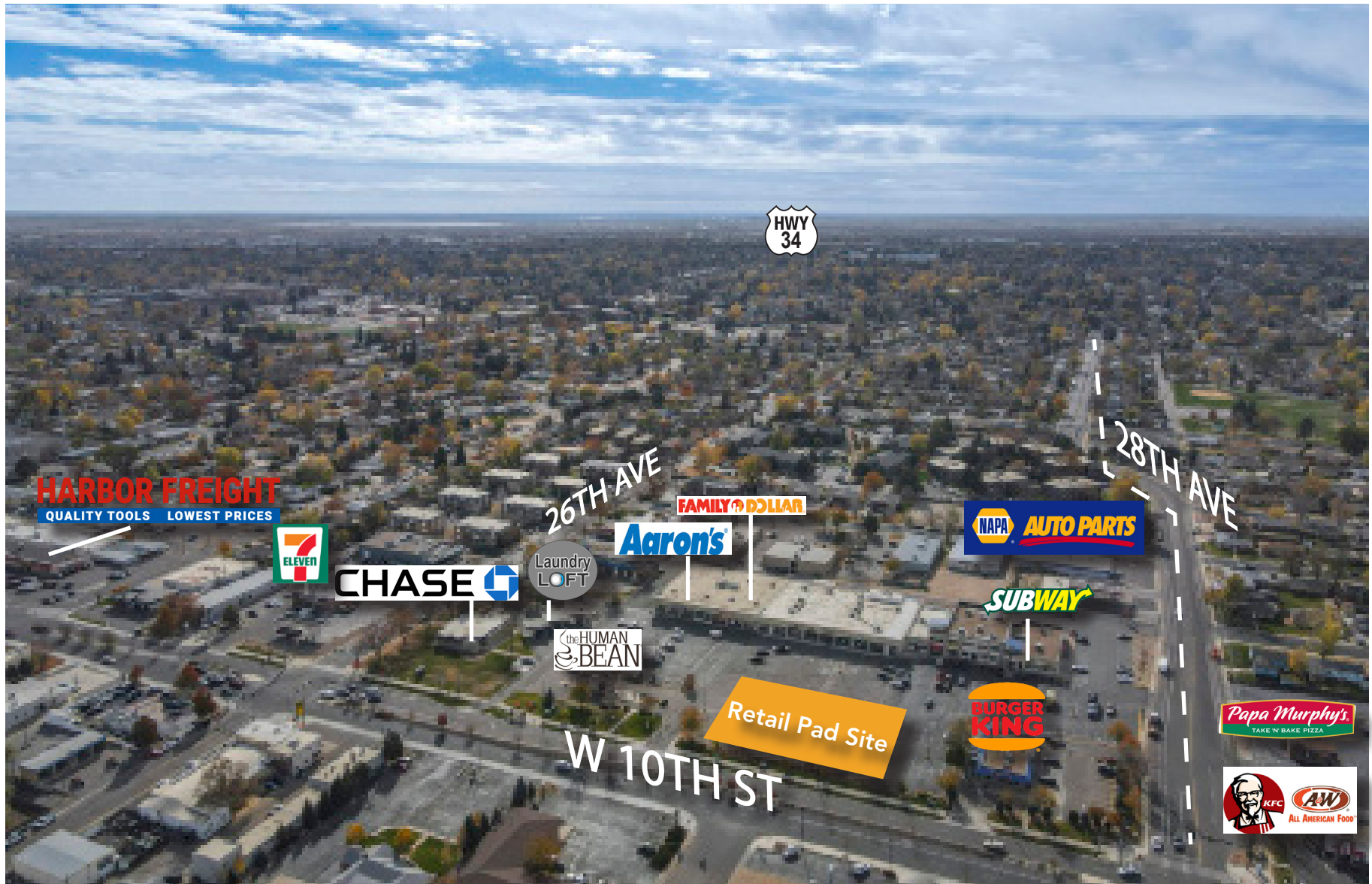


# (3) CONCEPTUAL SITE PLAN: FOOD DRIVE-THRU

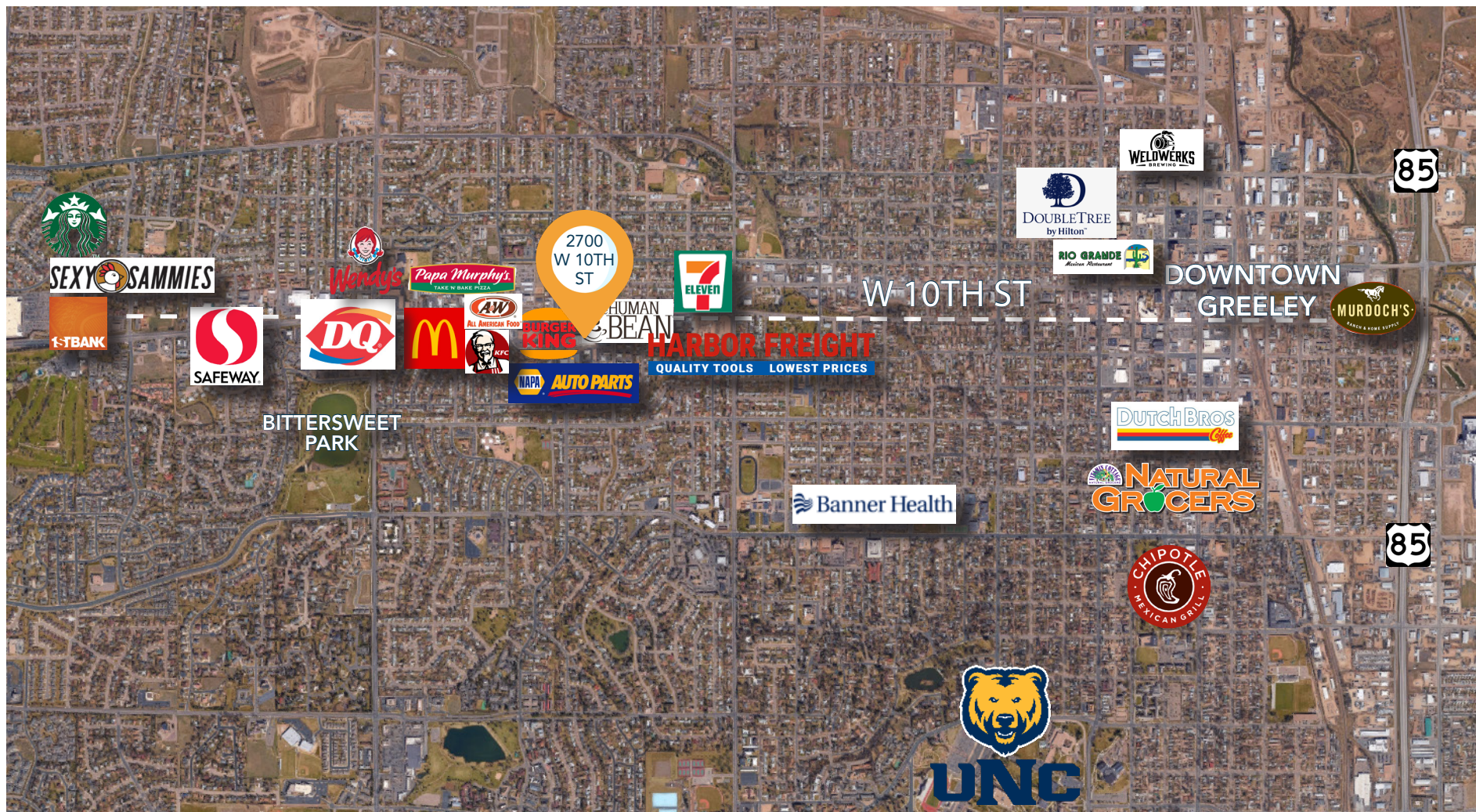
----- WEST 10TH ST -----



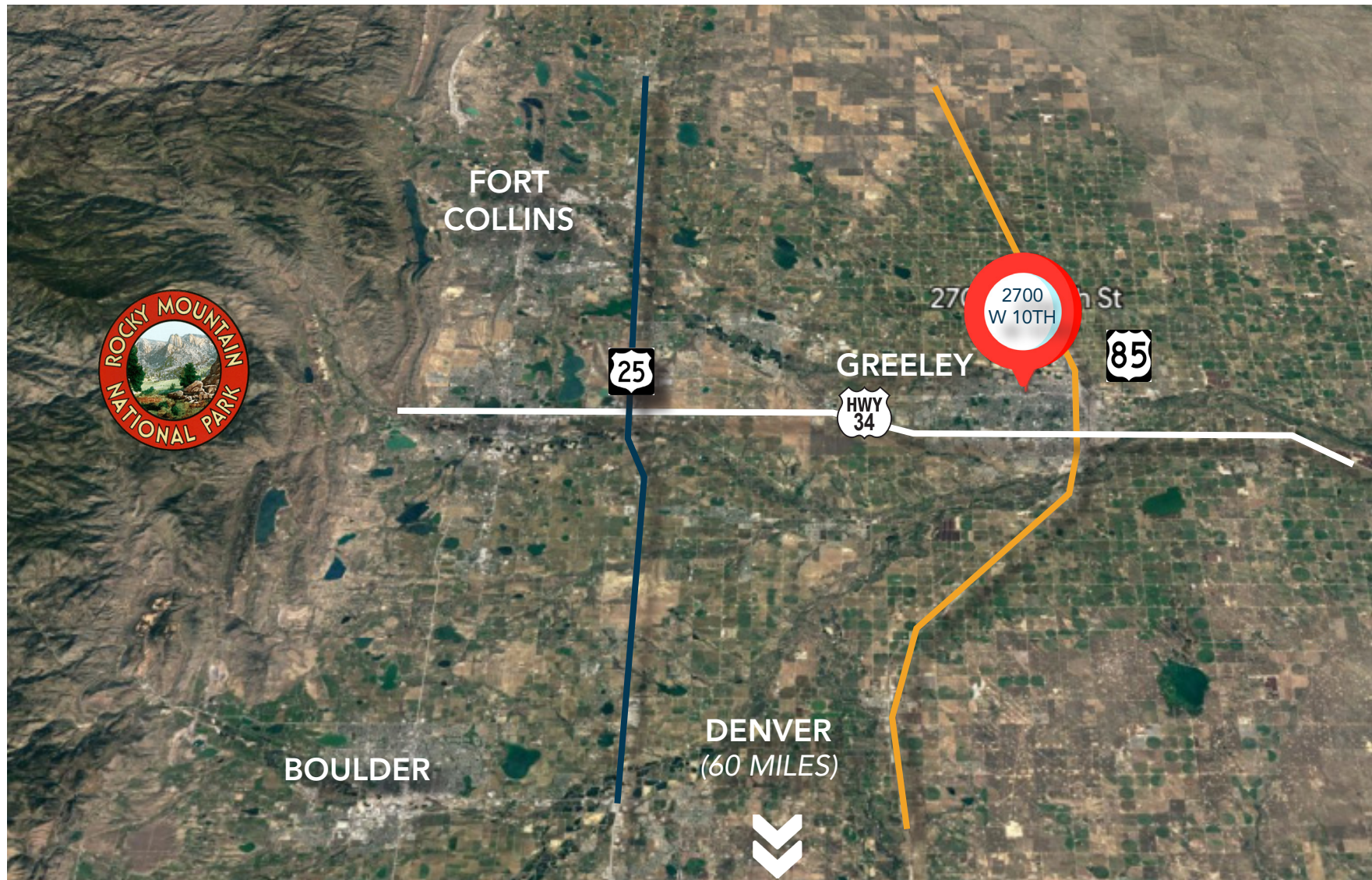
# LOCAL MAP



# AREA MAP



# REGIONAL MAP



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