

NOW AVAILABLE - FOR LEASE

MEAD TOWN CENTER

Thriving at the Crossroads of
Commerce and Community

Retail, Resturant & Office Space

PRESENTED BY:

ABBY RENNER

O: 970-556-0635

ARenner@Remax.net

KURT FINLEY

O: 303-589-5100

KurtFinley@Remax.net

RE/MAX
COMMERCIAL



FLEXIBLE SUITE SIZES

SPACES FROM 200-3500 SF



PRIME LOCATION

DOWNTOWN MEAD



FLEXIBLE FINISH OPTIONS

DESIGN YOUR SPACE

Visit MeadTownCenter.com





PROPERTY INFORMATION

ADDRESS	234 Main St., Mead CO 80542
AVAILABLE SF	200 SF up to 3500 SF
LEASE PRICE	\$15 to \$20 psf + \$7 Estimated NNN
CONDITION	All units are Core & Shell
LEASE TERM	3-5 Year
MUNICIPALITY	Town of Mead
ZONING	Retail/Office/Commercial



IDEAL FOR:

- Office Space
- Restaurant
- Professional Services
- Financial Services
- Retail Storefront
- Health & Wellness
- Co-Working Suites
- Sandwich/Ice Cream Shop

WELD COUNTY OVERVIEW



358,111
POPULATION



\$89,182
MEDIAN
HOUSEHOLD INCOME



170,653
LABOR FORCE



\$585,000
AVERAGE HOME VALUE
IN SOUTH WELD COUNTY

*Per UpstateColorado Economic Development 2024 Weld County Profile

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SUITE AVAILABILITY

1st Floor				
Suite	SF Size	Price/SF	TI Allowance	Status
A101	960	\$20	\$35,000	Available
A102	721	\$20	\$25,000	Available
A103	844	\$20	\$30,000	Available
B101	1176	\$20	\$24,500	Available
B102	1180	-	-	Leased
B103	1176	\$20	\$42,500	Available
C101	1325	\$20	\$47,500	Available
C102	993	\$20	\$35,000	Available
C103	1777	-	-	Leased
2nd Floor				
B201	1037	\$17	\$37,500	Available
B202	1145	\$17	\$40,000	Available
B203	1037	\$17	\$37,500	Available
C201	1388	\$17	\$50,000	Available
C202	963	\$17	\$35,000	Available
C203	1946	\$17	\$70,000	Available
3rd Floor				
B301 - B303 CoWork	100-1000	TBD		Available
C301-C303	3120	\$15	\$95,000	Available



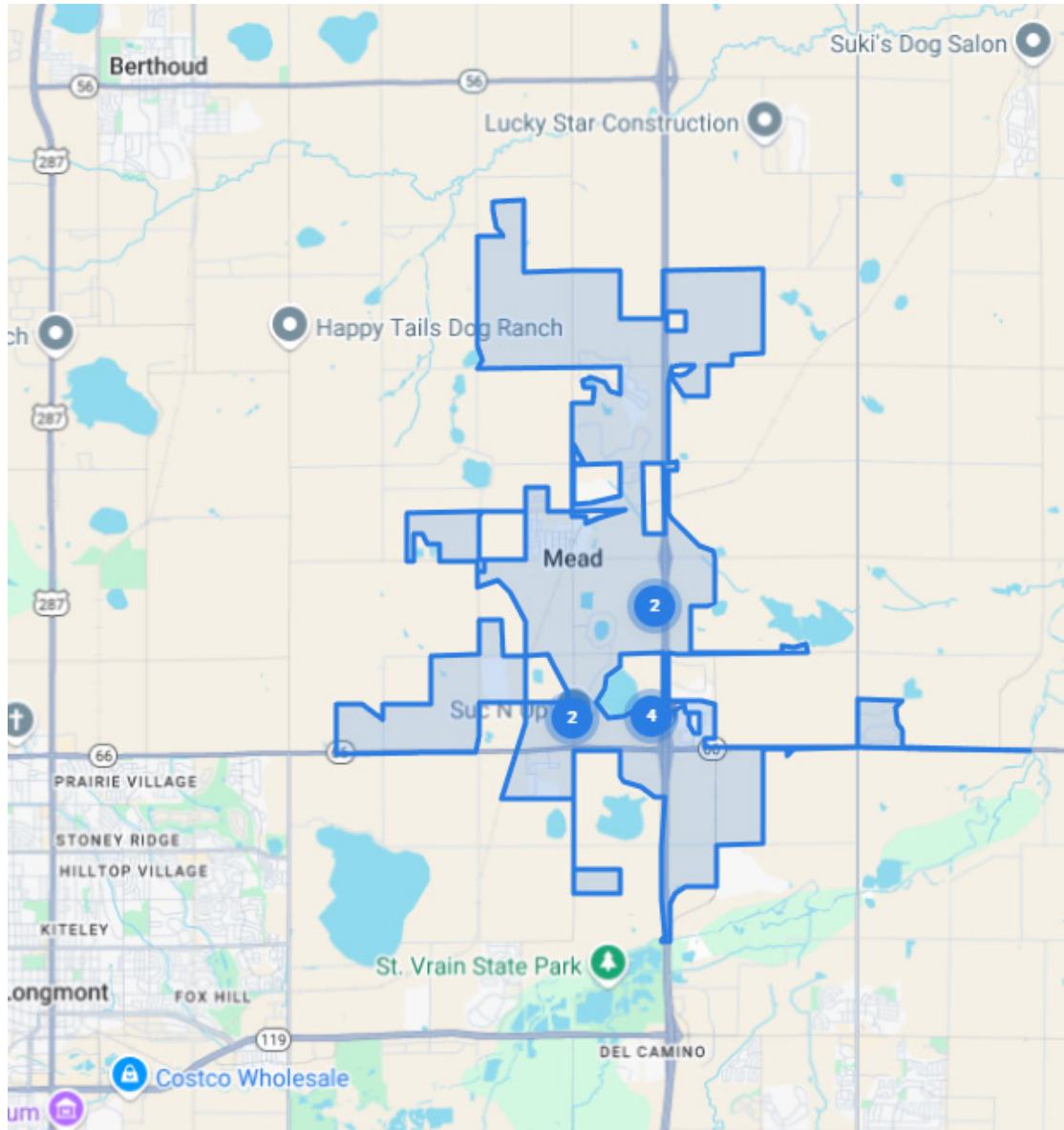
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MEAD COLORADO



TOWN PROFILE

Mead is one of the best, strategically located towns in Colorado. Interstate 25 and Highway 66 affords traffic counts over 80,000 daily. Interstate 25 serves as the main north/south corridor along the Colorado Front Range, so one can travel to Denver or Fort Collins in 30 minutes. Additionally, Highway 66 serves as the southern scenic gateway into Rocky Mountain National Park, providing ideal access for residents and travelers year-round.

*** obtained from the Town of Mead website - <https://www.townofmead.org/communications/page/town-profile>*

Mead Quick Facts

Population (2023)	6,622
Households (2023)	2,365
Median Age (2023)	40
Median Household Income (2023)	\$ 124,793
Incorporated Square Miles	13
Planning Area Square Miles	48
Elevation (ft.)	5,003

Employment

January 2021	Weld County	Colorado
Unemployment Rate (%)	7.2	6.6
Workforce	170,001	3,126,351
Average Hourly Rate	\$26.65	

Taxes

	Mead	Weld County	Colorado
Property Tax (Mills)	11.522	15.800	0.0
Retail Sales Tax (%)	3.0	0.0	2.9
Lodging Tax	\$2.00/night		
Franchise Fee (%) <i>Utilities Only</i>	2.0		

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