

## Shops at Cedarwoods

20th St. & 71st Ave., Greeley, CO



### Property Information

	<u>Envelope A</u>	<u>Envelope B</u>	<u>Envelope C</u>
<b>Sale Price</b>	\$505,000	\$220,500 - \$441,000	\$400,000
<b>Lot Size</b>	50,500 s.f.	32,243 s.f.	32,243 s.f.
<b>Buildable Envelope</b>	9,800 s.f.	9,800 s.f (Divisible to 2 Buildings)	5,000 - 8,000 s.f.
<b>Price/Buildable s.f.</b>	\$51.53/s.f.	\$45.00/s.f.	\$70.00/s.f.

### Highlights

- Located in the fastest growing corridor of the city, adjacent to newer Kum & Go convenience store.
- Great for bank, restaurant, fast food, liquor store, office building, and many more uses.
- Located off the NEC of 20th St. & 71st Ave. with easy access and high visibility.
- Average Household income of \$105,000+!
- One and two story building footprints approved and ready for construction.

### Traffic Counts

(Source: City of Greeley 2006)

**71st Avenue (10th to 20th ST) 4,510 VPD**

**20th Street (59th to 71st Ave) 11,700 VPD**



**Nathan Klein**

**Partner/Broker Associate**

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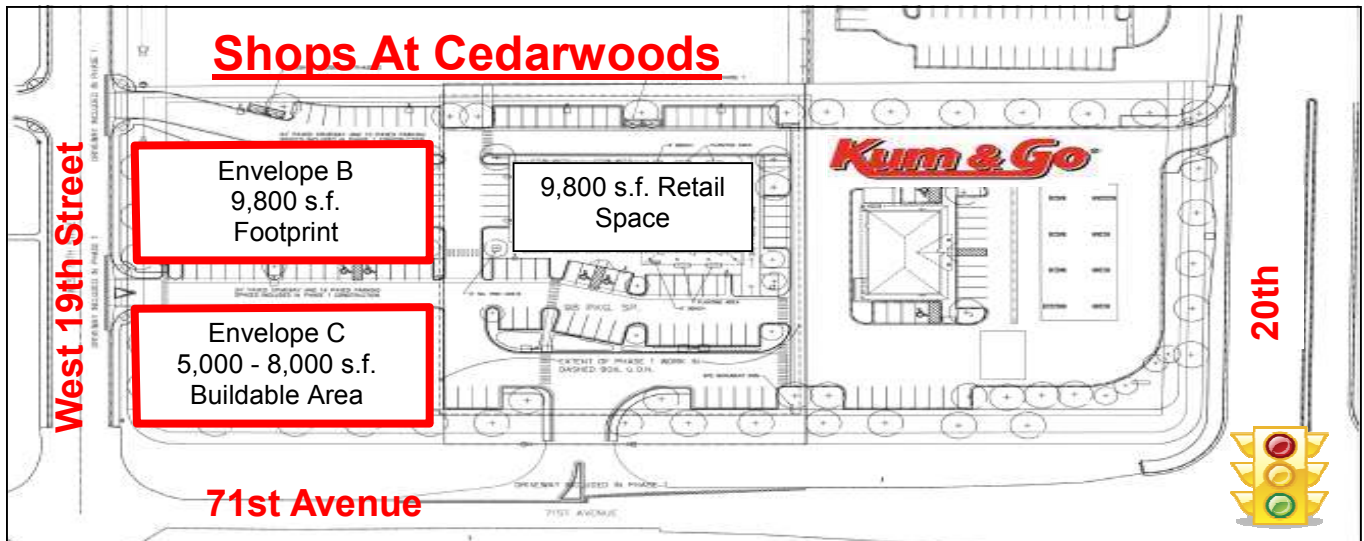
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# Loveland Shops At Cedarwoods

COMMERCIAL LLC



## Demographics

(Source: STDB Online 2008, radius)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>2008 Est. Pop</b>	<b>4,127</b>	<b>33,326</b>	<b>85,105</b>
<b>Avg. HH Inc</b>	<b>\$105,324</b>	<b>\$89,892</b>	<b>\$70,575</b>
<b>Households</b>	<b>1,300</b>	<b>12,085</b>	<b>30,687</b>
<b>Businesses</b>	<b>276</b>	<b>1,449</b>	<b>3,306</b>
<b>Employees</b>	<b>1,352</b>	<b>9,223</b>	<b>23,665</b>



INNOVATIVE REAL ESTATE  
BROKERAGE AND DEVELOPMENT

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