

Shops at Cedarwoods

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



Property Information

Lease Rate \$18.00-22.00/s.f. triple net
Building A 1,400 s.f. minimum
9,800 s.f. (Total)
Zoning: Retail/Commercial

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

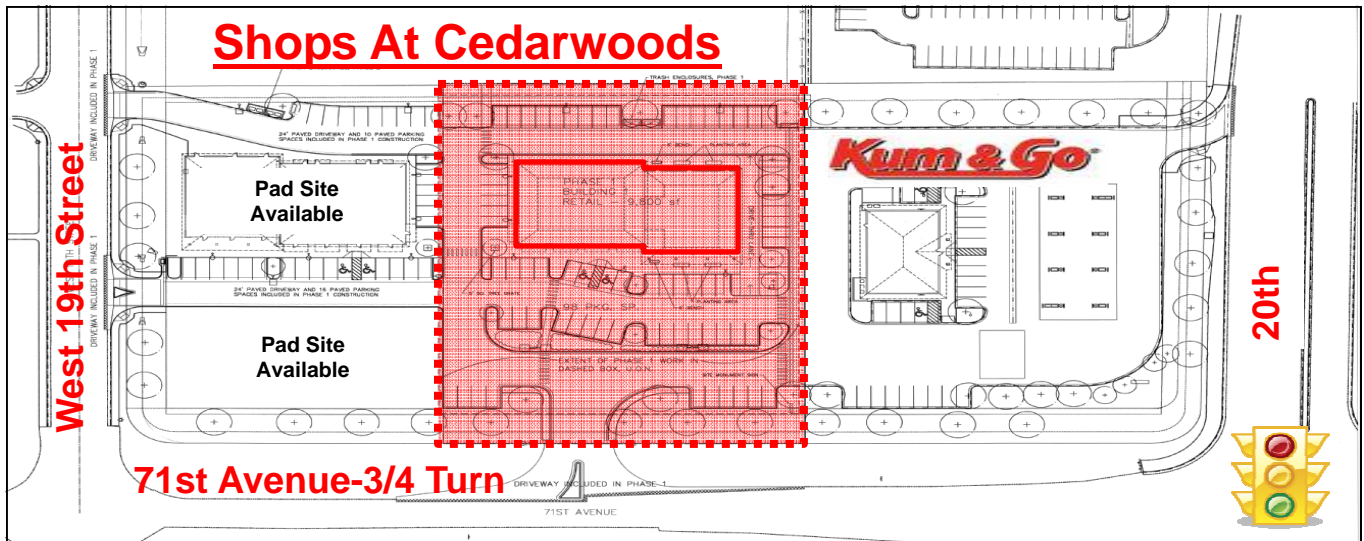
Highlights

- Located in the fastest growing corridor of the city, adjacent to newer Kum & Go convenience store.
- Great for coffee shop, restaurant, dry cleaner, liquor store, pizza, hair salon, and more.
- Located off the NEC of 20th St. & 71st Ave. with easy access and high visibility.
- Average Household income of \$105,000+!
- Rare Drive thru end cap available.

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Demographics

(Source: STDB Online 2008, radius)

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