

Country Club Plaza

4318 - 4320 9th Street Road

Greeley, Colorado



Highlights

- Class A Retail Center in excellent location shadow anchored by 213,000 SF Wal-Mart Supercenter
- High visibility location on Highway 34 Business Route (10th Street) with over 30,000 VPD
- National traffic generating co-tenants including: Starbucks, Noodles & Co., Super Cuts, PayDay Loans, and Gamestop
- Competitive lease rates in newer center with high profile monument sign
- Excellent demographic area adjacent to Greeley Country Club

Demographics

(Source: STDB Online 2010, radius)

	1 Mile	3 Mile	5 Mile
2009 Est. Pop	14,791	76,544	123,261
Avg. HH Inc	\$74,935	\$63,097	\$57,604
Households	5,597	27,586	43,373

Traffic Counts

(Source: City of Greeley—2006)

10th Street (Highway 34) / 43rd Ave **30,910 VPD**

Property Information

Lease Rate	\$16-18.00 per SF / NNN (\$6.00 est.)
Available Area	4320: 4,000 SF (Restaurant - Divisible) 4318: Unit 1: 1,413 SF 4318: Unit 2: 1,808 SF
Building Size	4318 Building: 9,960 SF 4320 Building: 5,617 SF
Proposed Use	Full Service restaurant, liquor store, dry cleaner, cell phone store, chiropractor, insurance, quick serve restaurant
Co-Tenants	Starbucks, Noodles & Co, GameStop, SuperCuts, Checkmate Payday Loans, Wal-Mart, 1st Bank



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