

708 31st Street

Evans, CO



Highlights

- Standalone, flexible restaurant or warehouse building in convenient east Greeley location
- Excellent location near interchange of Highway 85 and Highway 34
- Great Signage on Highway 85
- Restaurant infrastructure in place including hood and grease vault; additional equipment may be negotiated.
- Abundant parking and large dining room can accommodate bar or night club plus restaurant
- Recently painted exterior and well maintained building
- Available Immediately!

Property Information

- Lease Rate** \$3,500/Mo. Mod. Gross (Tenant Pays Utilities)
- Building Size** 5,955 SF (Divisible)
- Proposed Use** Sit down restaurant, quick serve restaurant, bar, nightclub, office/warehouse, or many other uses.
- Co-Tenants** None - standalone building

Demographics

(Source: STDB Online 2011, radius)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2010 Est. Pop	11,044	67,824	114,958
Avg. HH Inc	\$45,232	\$49,701	\$55,666
Households	3,773	23,880	40,949
Businesses	379	2,326	3,817
Employees	4,200	31,315	49,751



Innovative Real Estate
Brokerage & Development

Nathan Klein

Partner / Broker Associate
(O) 970.667.7000 (C) 970.222.2473
nklein@lovelandcommercial.com

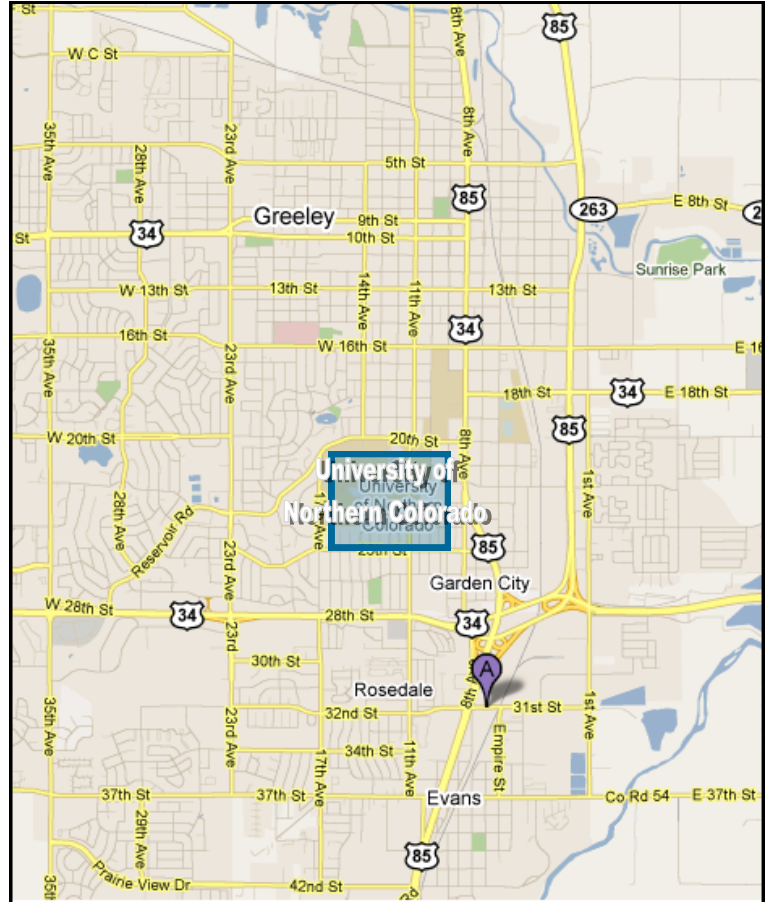
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Traffic Counts

(Source: STDB Online 2011)

Highway 85

20,500 VPD



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