

FOR SALE/FOR GROUND LEASE

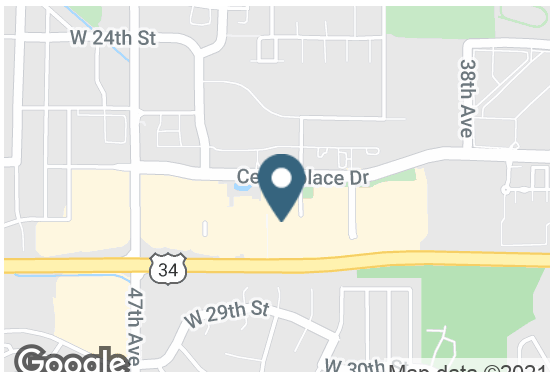
Two Outparcels Available

4400 Centerplace Dr | Greeley, CO



Overview

SALE PRICE	\$850,000 (Each Pad)
LEASE RATE	\$85,000/Yr (Each Pad)
LOT SIZE (2 PARCELS)	0.90 AC (Each)



Contact

MARK REEDER

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JOE BECK

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Description

Located within the strongest shopping center in the Greeley trade area anchored by Target, Safeway, Kohl's, Ross, TJ Maxx and Best Buy. Great visibility to Highway 34. Primary access for the property comes from 47th Avenue and Centerplace Drive. Other area retailers include Bed Bath & Beyond, Big 5, Petco, Office Max, Sprouts and Michaels.

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Population	11,814	94,406	143,822
Total # Households	4,722	35,040	51,180
Median HH Income	\$73,293	\$64,152	\$59,243
Daytime Population	11,765	90,109	141,521

Year: 2020 | Source: Esri

Traffic Counts

47th Ave	28,924 VPD
Hwy 34	34,000 VPD

Year: 2018 | Source: City of Greeley

SRS REAL ESTATE PARTNERS | 8144 Walnut Hill Lane, Suite 1200 | Dallas, TX 75231 | 214.560.3200

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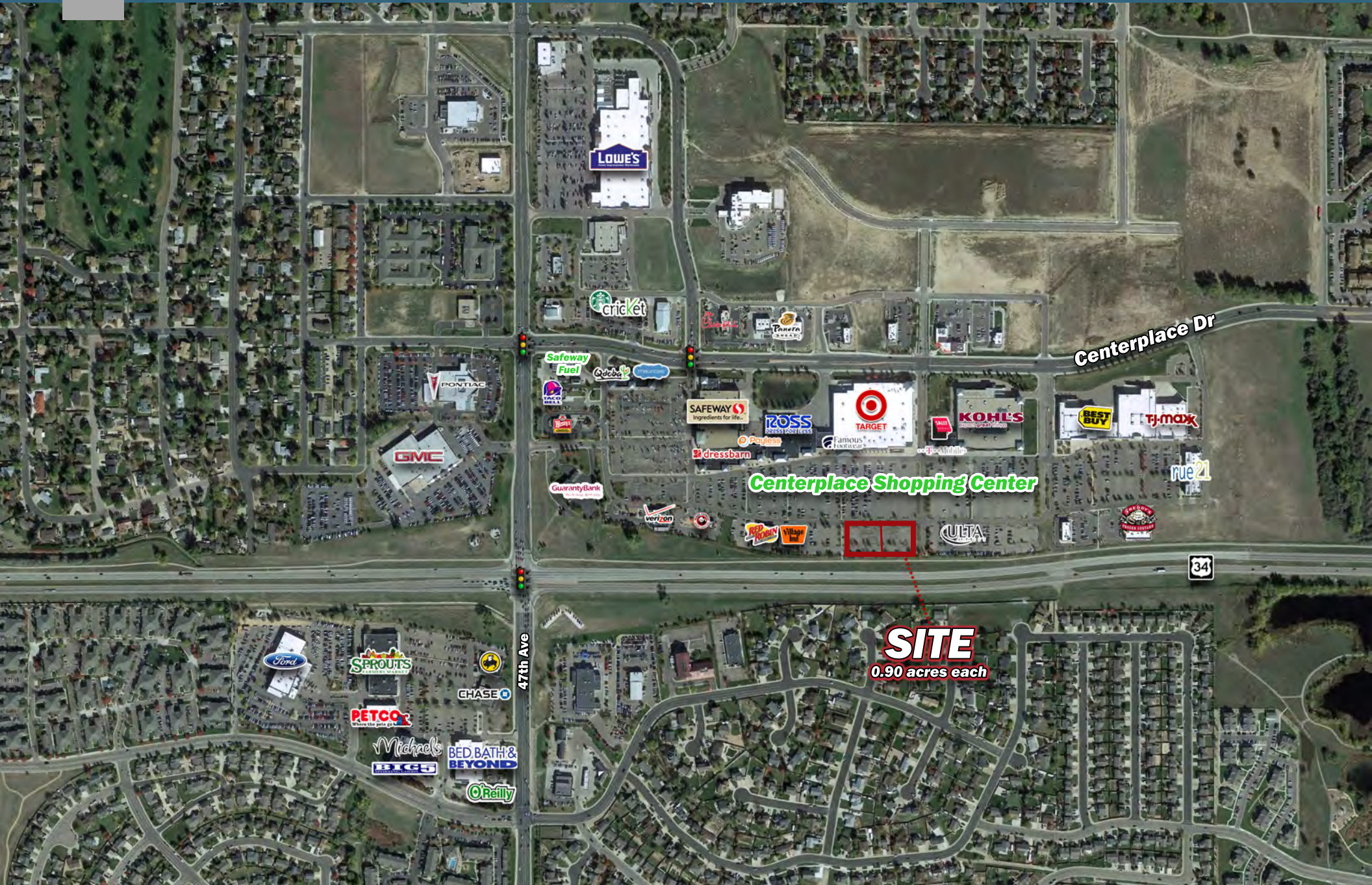
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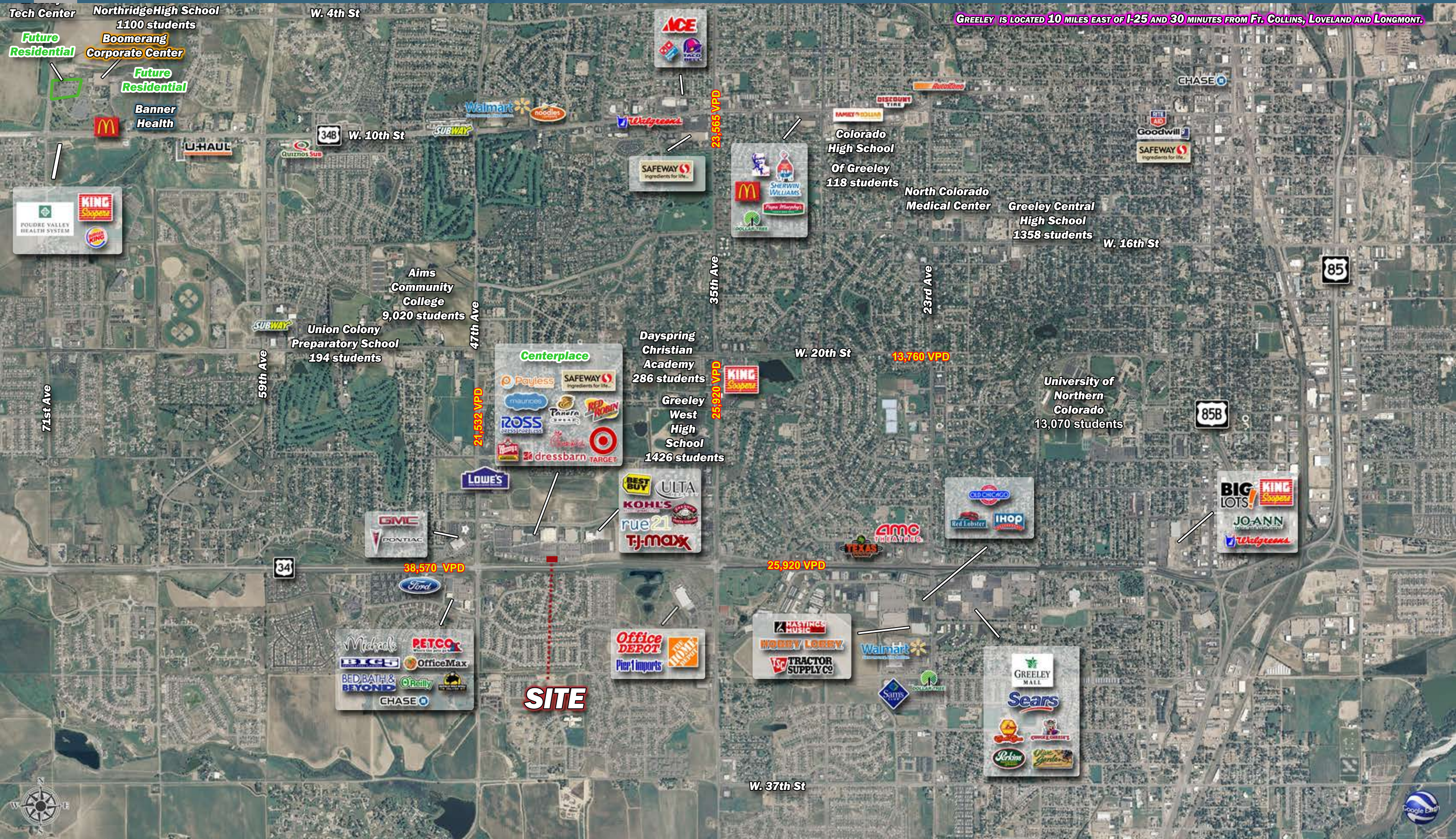
Centerplace Shopping Center Aerial

Greeley, CO



SITE
0.90 acres each

GREELEY IS LOCATED 10 MILES EAST OF I-25 AND 30 MINUTES FROM FT. COLLINS, LOVELAND AND LONGMONT.



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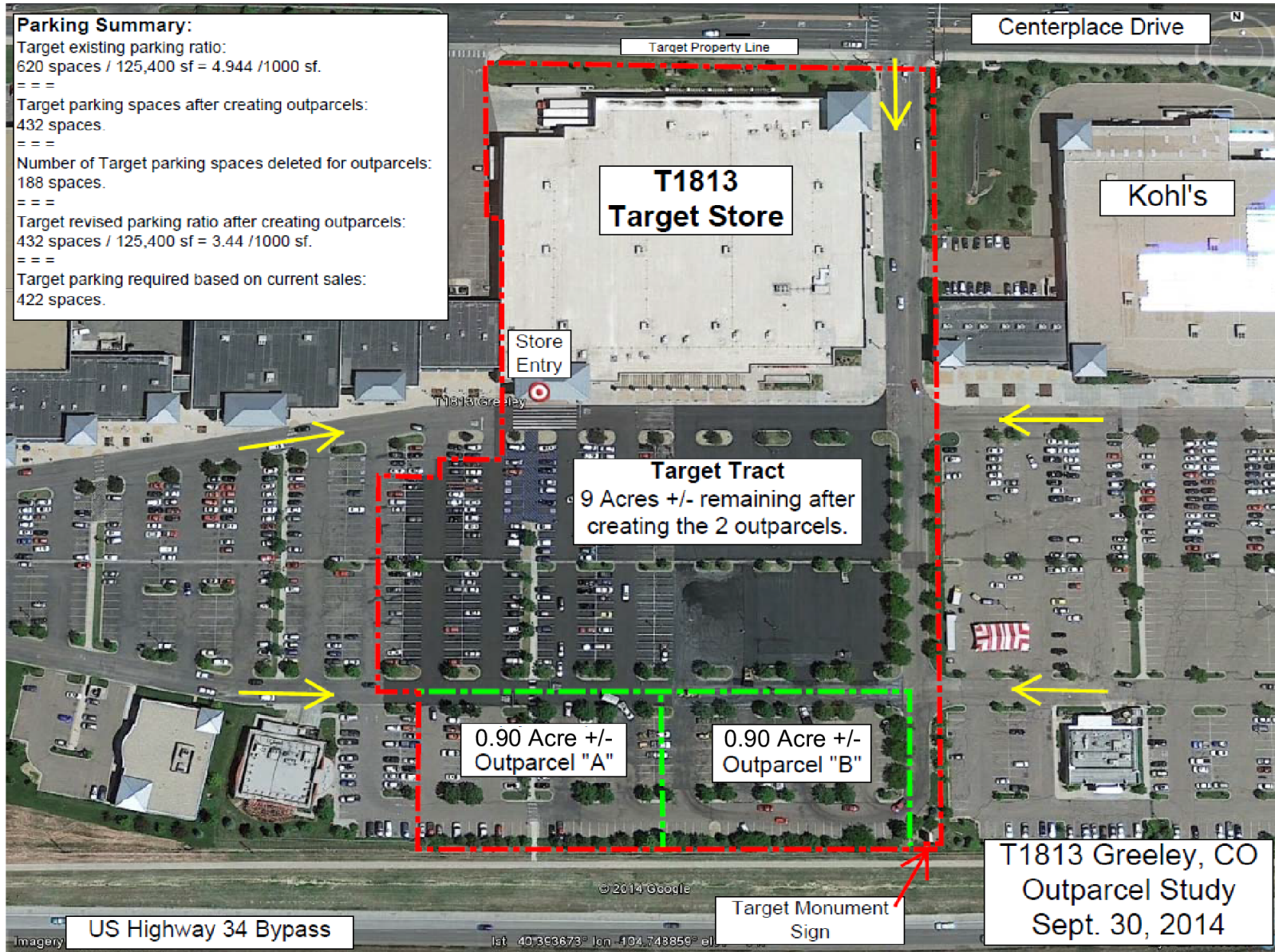


T1813 Greeley, CO - 4400 Centerplace Dr Greeley, CO 80634



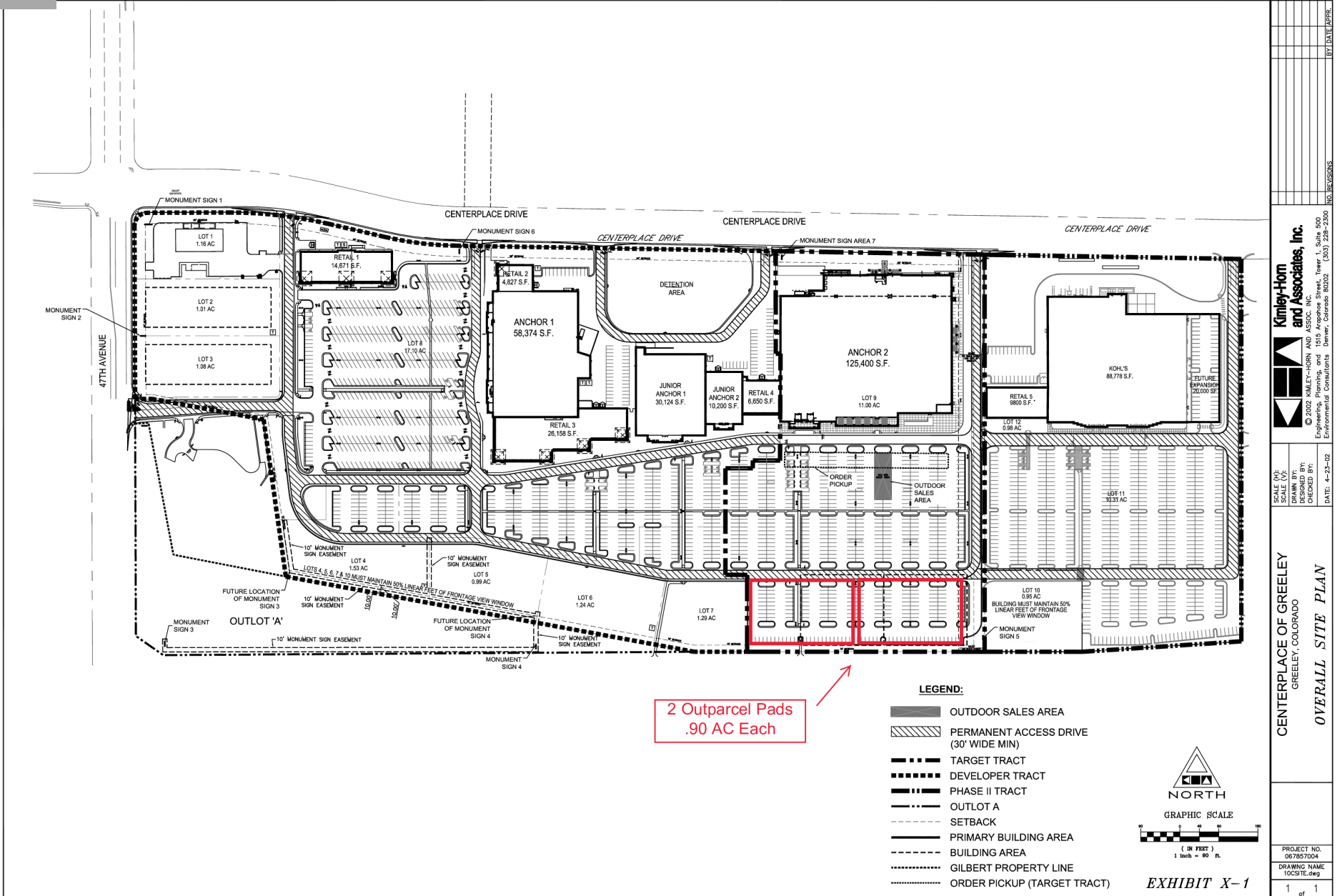
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<p>Kimley-Horn and Associates, Inc. © 2022 KIMLEY-HORN AND ASSOCIATES, INC. Suite 500 Engineering, Planning, and 1515 Arapahoe Street, Tower 1, Suite 500 Environmental Consultants Denver, Colorado 80202 (303) 228-2300</p>	
<p>SCALE (AS SHOWN) SCALE (AS SHOWN)</p>	<p>DESIGNED BY: CHECKED BY: DATE: 4-23-22</p>
<p>CENTERPLACE OF GREELEY GREELEY, COLORADO OVERALL SITE PLAN</p>	
<p>PROJECT NO. SRS757004</p>	<p>DRAWING NAME 10CSITE.dwg</p>
<p>1 of 1</p>	

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4400 Centerplace Dr | Greeley, CO



4400 Centerplace Dr, Greeley, Colorado, 80634 Rings: 1, 3, 5 mile radii

Prepared by Esri Latitude: 40.39428 Longitude: -104.74997

	1 mile	3 miles	5 miles
Population			
2000 Population	4,921	61,570	95,582
2010 Population	9,408	79,284	118,485
2020 Population	11,814	94,406	143,822
2025 Population	13,028	100,735	153,924
2000-2010 Annual Rate	6.70%	2.56%	2.17%
2010-2020 Annual Rate	2.25%	1.72%	1.91%
2020-2025 Annual Rate	1.98%	1.31%	1.37%
2020 Male Population	47.9%	48.6%	49.4%
2020 Female Population	52.1%	51.4%	50.6%
2020 Median Age	33.4	33.4	31.7
Households			
2000 Households	1,888	22,909	34,006
2010 Households	3,728	29,585	42,275
2020 Total Households	4,722	35,040	51,180
2025 Total Households	5,207	37,380	54,918
2000-2010 Annual Rate	7.04%	2.59%	2.20%
2010-2020 Annual Rate	2.33%	1.66%	1.88%
2020-2025 Annual Rate	1.97%	1.30%	1.42%
2020 Average Household Size	2.49	2.63	2.72
Housing Units			
2020 Total Housing Units	4,782	35,977	53,419
2020 Owner Occupied Housing Units	2,882	23,107	31,822
2020 Renter Occupied Housing Units	1,840	11,933	19,359
2020 Vacant Housing Units	60	937	2,239
Race and Ethnicity			
2020 White Alone	82.2%	75.7%	73.3%
2020 Black Alone	1.9%	2.3%	2.5%
2020 American Indian/Alaska Native Alone	0.7%	1.1%	1.3%
2020 Asian Alone	2.2%	2.2%	1.9%
2020 Pacific Islander Alone	0.1%	0.2%	0.2%
2020 Hispanic Origin (Any Race)	29.6%	38.0%	44.4%
Income			
2020 Median Household Income	\$73,293	\$64,152	\$59,243
2020 Average Household Income	\$91,939	\$82,695	\$77,982
2020 Per Capita Income	\$36,756	\$30,590	\$27,927
2019 Population 25+ by Educational Attainment			
Total	7,817	60,022	87,519
High School Graduate	19.4%	21.4%	22.0%
GED/Alternative Credential	3.6%	4.6%	5.5%
Some College, No Degree	26.6%	24.8%	23.9%
Associate Degree	12.7%	9.8%	8.9%
Bachelor's Degree	18.1%	17.1%	15.5%
Graduate/Professional Degree	12.0%	9.7%	8.7%
Daytime Population			
2020 Total Daytime Population	11,765	90,109	141,521
Workers	5,986	39,662	62,527
Residents	5,779	50,447	78,994

Source: Esri, U.S. Census