

# Commercial Building/Land For Sale

**2400 West 29th Street :: Greeley, Colorado**

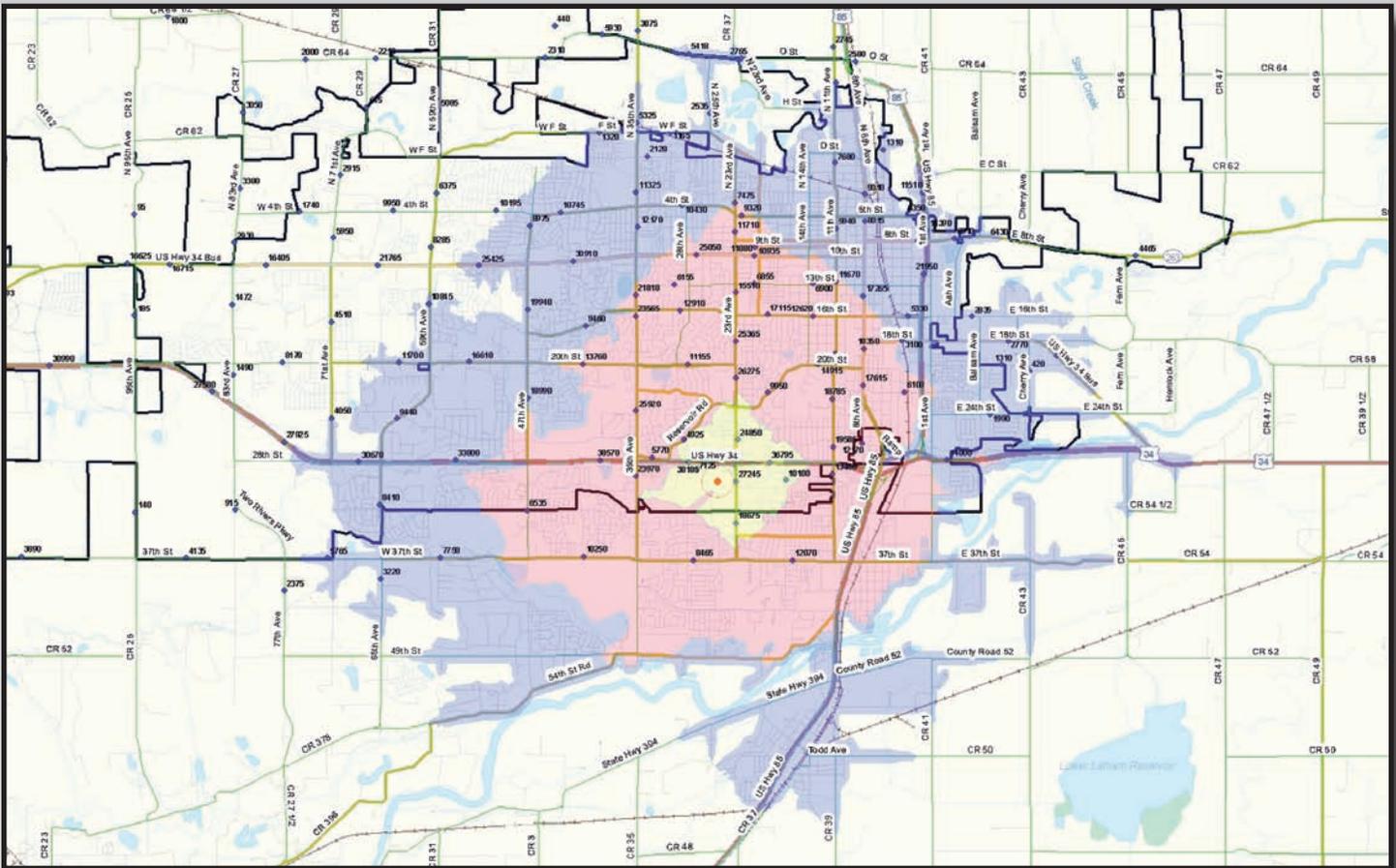
Former Kmart Super Center building in Greeley-Evans metro area. Near several big box stores, restaurants, hotels and the Greeley Mall. Highly visible location near the intersection of US Highway 34 and 23rd Avenue. Room for expansion and possibility of pad sites.

- :: 171,725 sq ft building on 20 acres
- :: Zoned C-H Commercial High Intensity
- :: More than 100,000 within a 15-minute drive
- :: Low Weld County property taxes
- :: High traffic counts - 38,000 average daily traffic (ADT) on US34 and 27,000 ADT on 23rd Avenue
- :: High regional population growth predicted for the next 5 years
- :: 1180 parking spaces and 4 loading docks
- :: Economic incentives available



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## DRIVE TIME MAP (1, 3 and 5 miles from 2400 West 29th Avenue)



<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Population (2008)</b>	<b>6,158</b>	<b>63,481</b>	<b>111,020</b>
<b>Population (2013)</b>	<b>6,921</b>	<b>69,742</b>	<b>124,191</b>
<b>Population increase (2008-2013)</b>	<b>12.4%</b>	<b>9.9%</b>	<b>11.9%</b>
<b>Average Household Income (2008)</b>	<b>\$44,574</b>	<b>\$55,332</b>	<b>\$59,168</b>
<b>Average Household Income (2013)</b>	<b>\$51,429</b>	<b>\$64,266</b>	<b>\$68,646</b>

For more demographic information, contact the City of Greeley at 970-350-9876