

PAD SITE GROUND LEASE OR SALE

Site Size:

23,353 SF (0.536 acres)

(with additional cross parking available)

Pricing:

\$900,000

ground lease available—contact broker for details

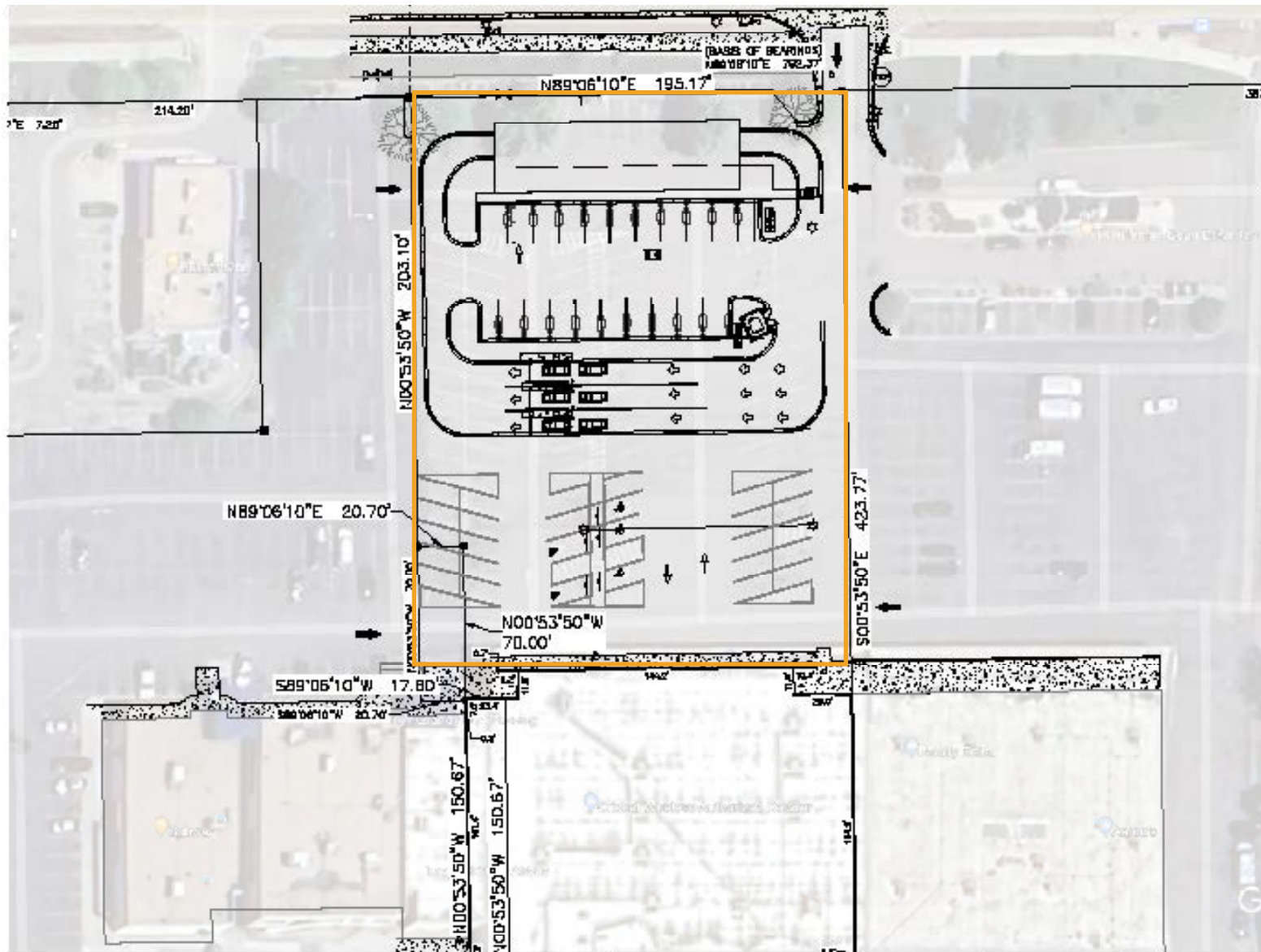
RETAIL PAD SITE FOR GROUND LEASE OR SALE IN CENTRAL GREELEY

- High exposure location along West 10th Street
- Traffic Counts: 23,000 VPD (2021)
- Conceptual site plans shown below
- Cross parking with retail center

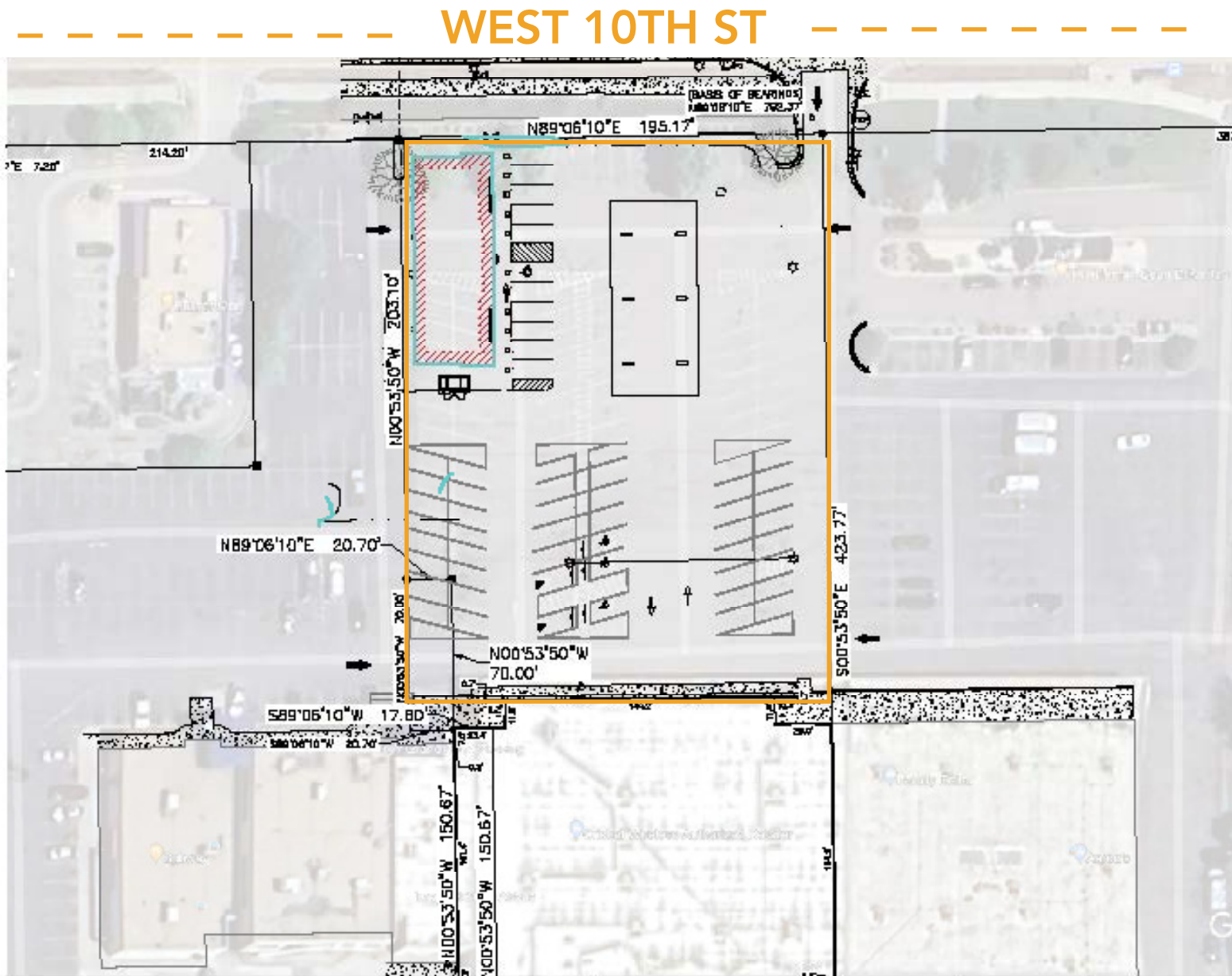


(1) CONCEPTUAL SITE PLAN: CAR WASH

WEST 10TH ST



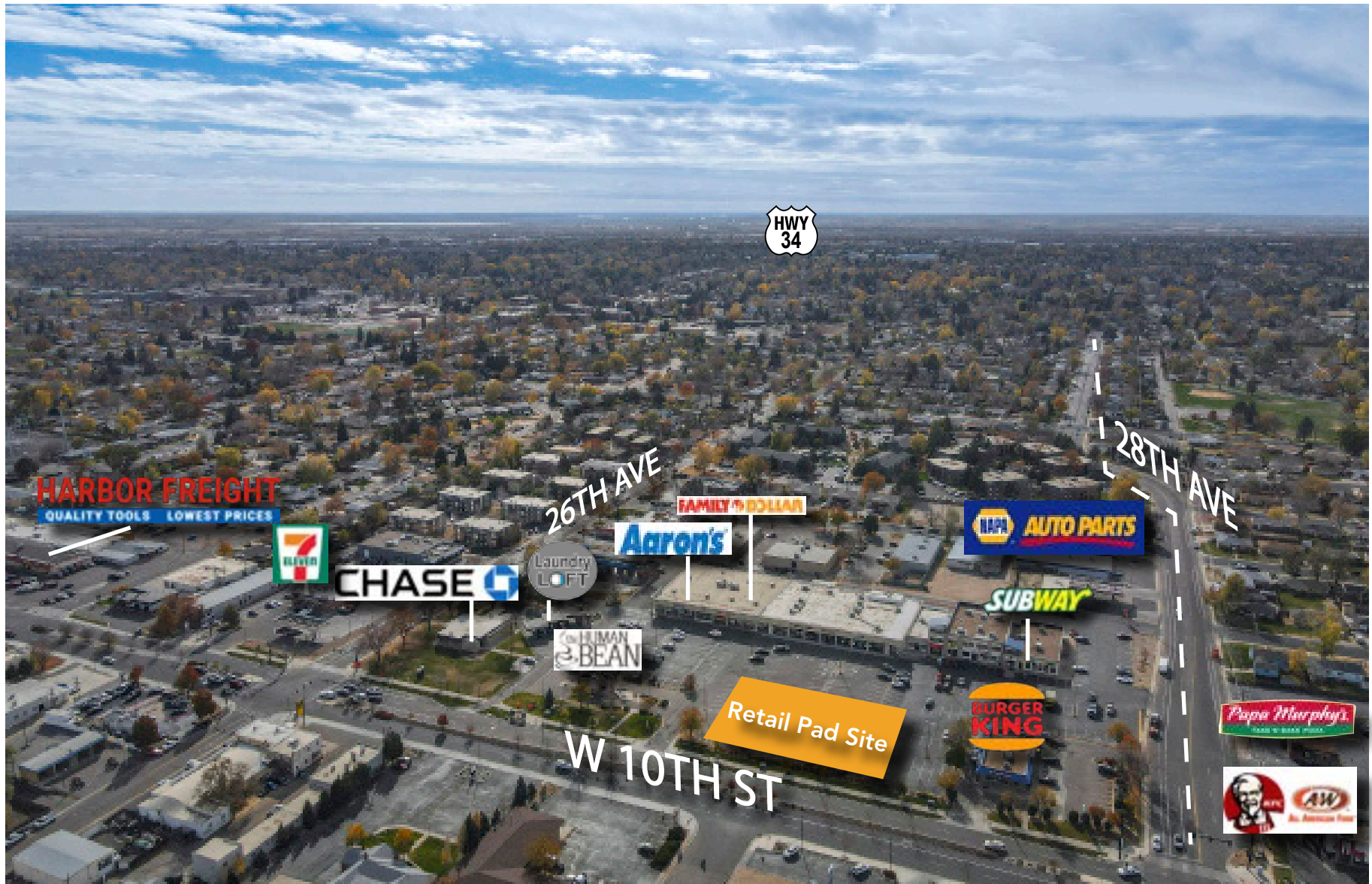
(2) CONCEPTUAL SITE PLAN: CONVENIENCE STORE



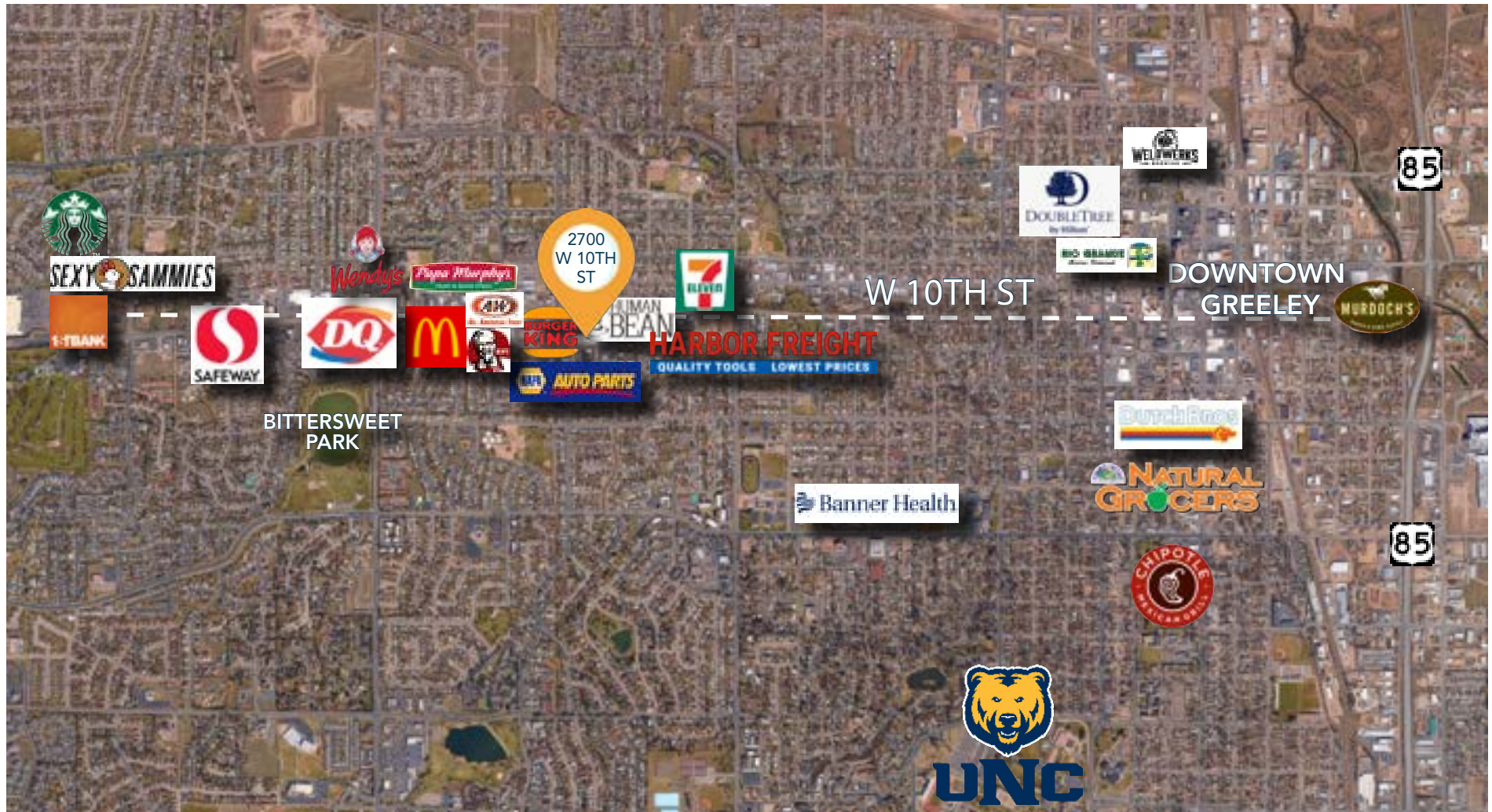
WEST 10TH ST



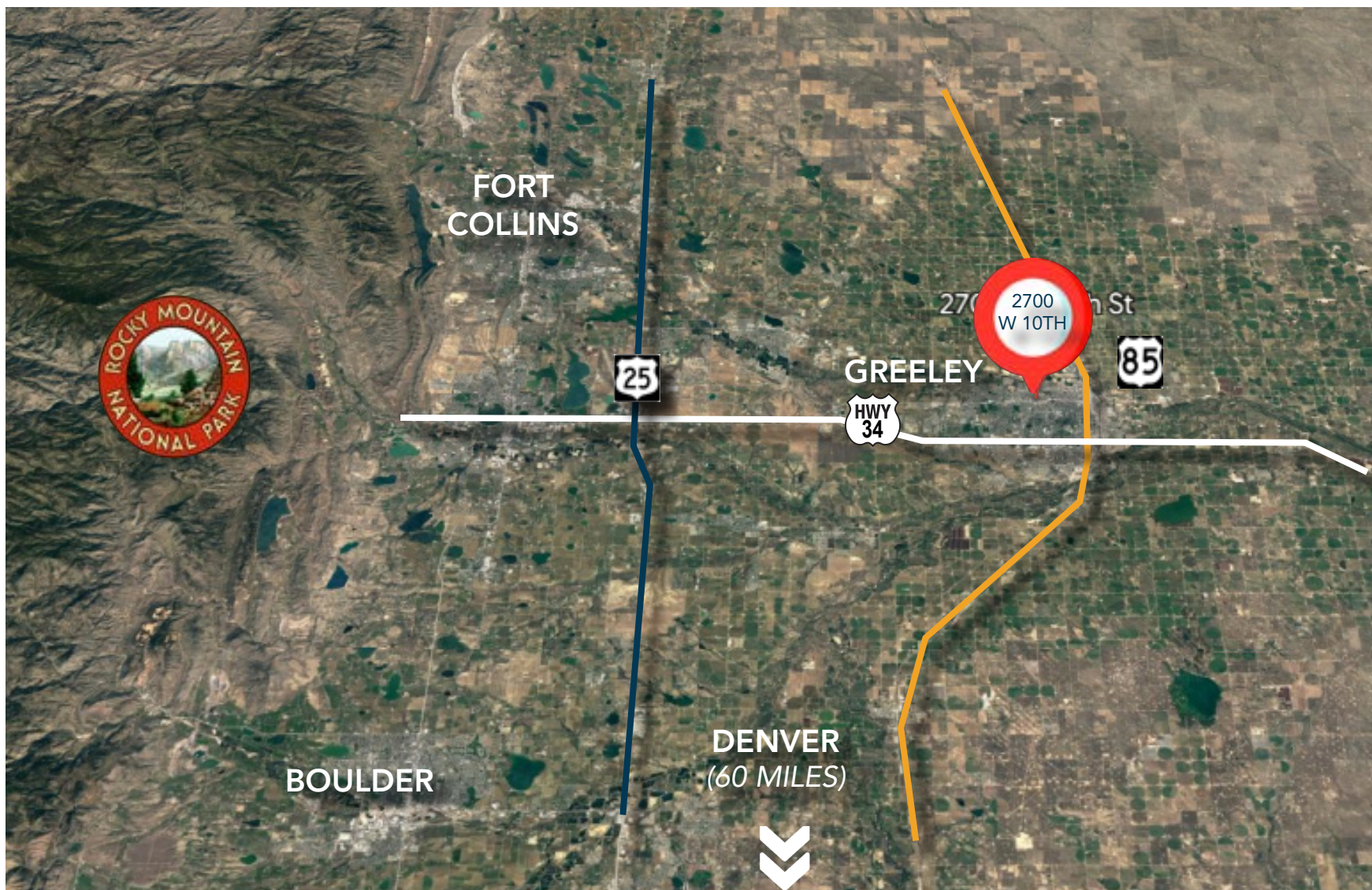
LOCAL MAP



AREA MAP



REGIONAL MAP



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.