

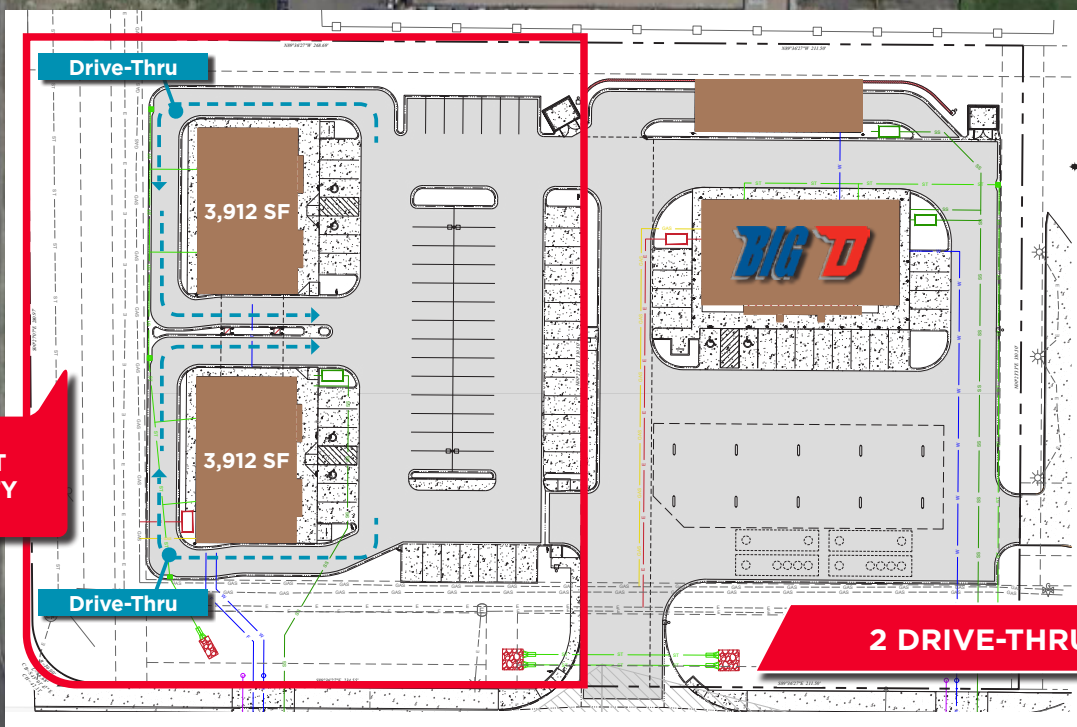
# HIGHPOINT BUSINESS PARK

11701 24TH STREET | GREELEY, COLORADO 80634

## PROPOSED RETAIL FOR LEASE

LEASE RATE: \$33.00/SF NNN (INLINE) | \$36.00/SF NNN (DRIVE-THRU)  
(CORE & SHELL DELIVERY)

Tenant Improvement Allowance: Negotiable



SUBJECT  
PROPERTY

2 DRIVE-THRU'S AVAILABLE



### PROPERTY HIGHLIGHTS

- Monument Signage
- 2 Drive-Thru's
- Divisible to 1,000 SF
- 5.9 Miles to new UCHealth Greeley Hospital
- High Traffic Area - Over 36,000 VPD on Hwy 34 and 9,000 VPD on Hwy 257
- Commuter, arterial road with access to Loveland, Greeley and Windsor
- Business Park includes Noble Energy, Pepsi Distribution, Great Outdoor RV, Flat Iron Steel, Eagle Distribution, Polytech and the Weld County Crime Lab

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**2 Drive-Thru's Available**

Conceptual Rendering



### Demographics

CoStar, 2022

	3 Miles	5 Miles	10 Miles
2022 Population	4,418	30,606	239,653
2027 Projected Pop.	5,493	37,125	283,847
Annual Pop. Growth ('22-'27')	4.9%	4.3%	3.7%
Daytime Population	1,398	12,066	89,875
2022 Households	1,511	10,943	87,687
Average HH Income	\$121,936	\$117,750	\$96,946

For more information, please contact:

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