Available

Property Highlights

FedE

- Unobstructed highway visibility along Highway 34 which sees more than 37,000 vehicles per day.
- Greeley has experienced substantial growth and is expected to continue this trajectory, creating opportunity.
- Site is located at the Greeley Mall and surrounded by a strong retail amenity base.
- Large redevelopment opportunity with adjacent mall as a potential part of a future plan.

Property Description

The Property is well located with high visibility on Highway 34, the main east-west arterial with connectivity to I-25 and Highway 85. Greeley has seen impressive growth due in part to the energy sector and the overall growth of Colorado's Front Range. Located at the Greeley Mall which generates some traffic volume and draw, the Property presents a large redevelopment opportunity with adjacent mall as a potential part of a future plan.

Offering Summary

Available SF:	86,000 SF
Building Size:	86,962 SF

Sears - Greeley Mall 2800 Greeley Mall Greeley, CO 80631

CINEMARI

TIM

STORE STORE STORE

Lindsey Fahey 312.228.3012 lindsey.fahey@am.jll.com 475 #121048





Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Population	19,483	101,112	135,255	163,498
Households	6,708	36,251	48,151	57,891
Avg. Household Income	53,774	61,160	69,251	73,799



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. EQDI J Dues Lap Las Lag Las Lag



Map data ©2020 Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. EQDI Jones Lang Lasallet Plnc. All rights reserved. © JLL IP. Inc