



# Available

## Property Highlights

- 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

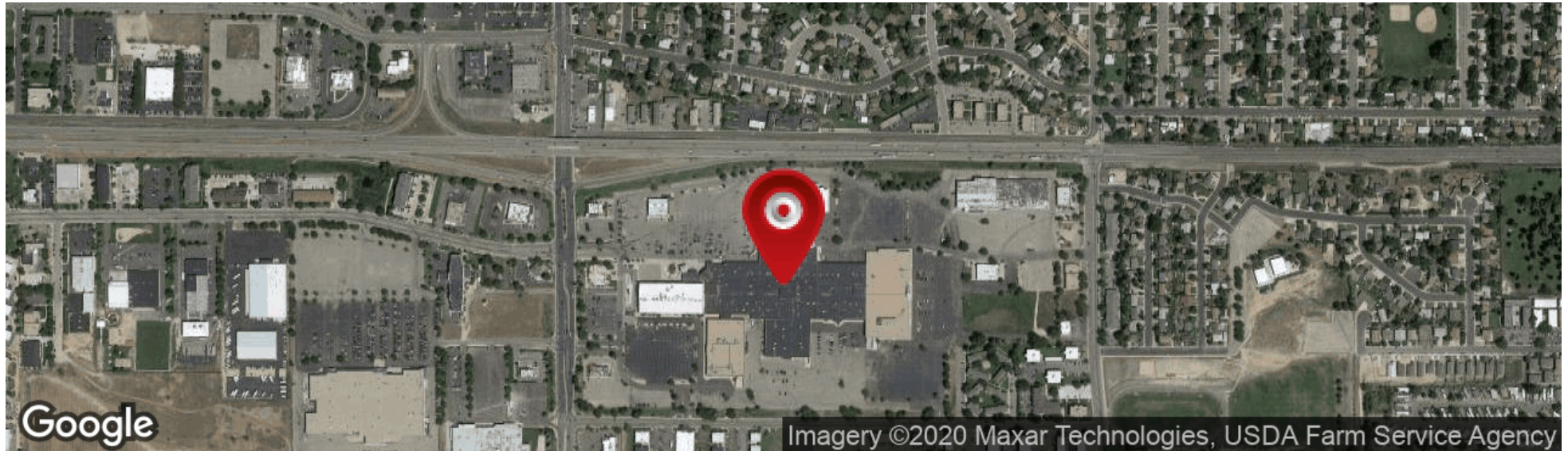
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Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Population	19,483	101,112	135,255	163,498
Households	6,708	36,251	48,151	57,891
Avg. Household Income	53,774	61,160	69,251	73,799



