

FOR LEASE

## Former Drive-Thru Restaurant

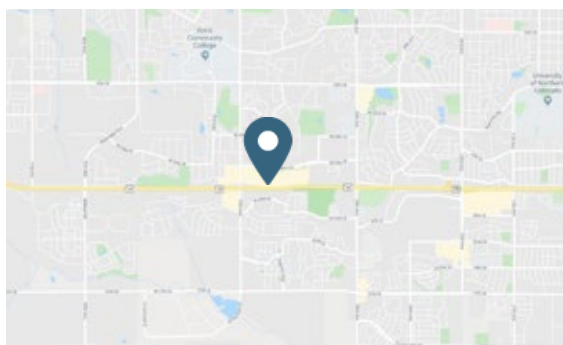
4214 Centerplace Drive | Greeley, CO



TENANT OPERATING | DO NOT DISTURB

## Overview

AVAILABLE	3,800 SF
LAND AREA	0.99 Acres
NNN	Self-Maintained
RATE	Contact Broker



## Contact

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## Description

- Located in Centerplace, Greeley's predominate power center
- Visibility to HWY 34
- Fully built out restaurant with drive-thru
- Perfect for restaurants, fast food, financial institutions, medical storefront

## Nearby Retailers



## Demographics

	1 MILE	3 MILE	5 MILE
Current Population	12,688	93,570	140,093
Total Households	4,891	34,638	49,722
Average HH Income	\$80,812	\$74,503	\$71,100
Daytime Population	11,257	91,491	142,437

Year: 2019 | Source: Esri

## Traffic Counts

Hwy 34: e/o 47th Ave	39,200 VPD
Centerplace Dr: e/o 47th Ave	15,200 VPD

Year: 2019 | Source: Esri

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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	5,036	63,090	95,735
2010 Population	10,116	80,178	118,663
2019 Population	12,688	93,570	140,093
2024 Population	13,888	100,016	150,209
2000-2010 Annual Rate	7.22%	2.43%	2.17%
2010-2019 Annual Rate	2.48%	1.68%	1.81%
2019-2024 Annual Rate	1.82%	1.34%	1.40%
2019 Male Population	48.1%	48.5%	49.4%
2019 Female Population	51.9%	51.5%	50.6%
2019 Median Age	32.7	32.9	31.7
<b>Households</b>			
2000 Households	1,946	23,507	34,072
2010 Households	3,921	29,917	42,351
2019 Total Households	4,891	34,638	49,722
2024 Total Households	5,338	36,980	53,324
2000-2010 Annual Rate	7.26%	2.44%	2.20%
2010-2019 Annual Rate	2.42%	1.60%	1.75%
2019-2024 Annual Rate	1.76%	1.32%	1.41%
2019 Average Household Size	2.59	2.62	2.72
<b>Housing Units</b>			
2019 Total Housing Units	5,046	36,263	52,719
2019 Owner Occupied Housing Units	2,967	21,740	30,306
2019 Renter Occupied Housing Units	1,924	12,898	19,416
2019 Vacant Housing Units	155	1,625	2,997
<b>Race and Ethnicity</b>			
2019 White Alone	84.7%	79.1%	76.8%
2019 Black Alone	1.5%	2.0%	2.1%
2019 American Indian/Alaska Native Alone	0.6%	1.0%	1.1%
2019 Asian Alone	1.7%	1.8%	1.6%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	25.9%	32.4%	38.9%
<b>Income</b>			
2019 Median Household Income	\$64,930	\$57,400	\$54,297
2019 Average Household Income	\$80,812	\$74,503	\$71,100
2019 Per Capita Income	\$31,568	\$27,526	\$25,384
<b>2019 Population 25+ by Educational Attainment</b>			
Total	8,256	58,771	85,183
High School Graduate	21.0%	21.6%	22.2%
GED/Alternative Credential	5.2%	4.6%	5.4%
Some College, No Degree	23.5%	23.3%	22.5%
Associate Degree	12.8%	9.3%	8.4%
Bachelor's Degree	19.6%	19.3%	17.2%
Graduate/Professional Degree	10.3%	9.6%	8.7%
<b>Daytime Population</b>			
2019 Total Daytime Population	11,257	91,491	142,437
Workers	5,259	43,280	68,142
Residents	5,998	48,211	74,295