

Available Space 4,500 SF

Lease Rate \$9.95 / SF

NNN Rate \$2.65 / SF

## 1913 9TH ST GREELEY, CO 80631

RETAIL/FLEX FOR LEASE

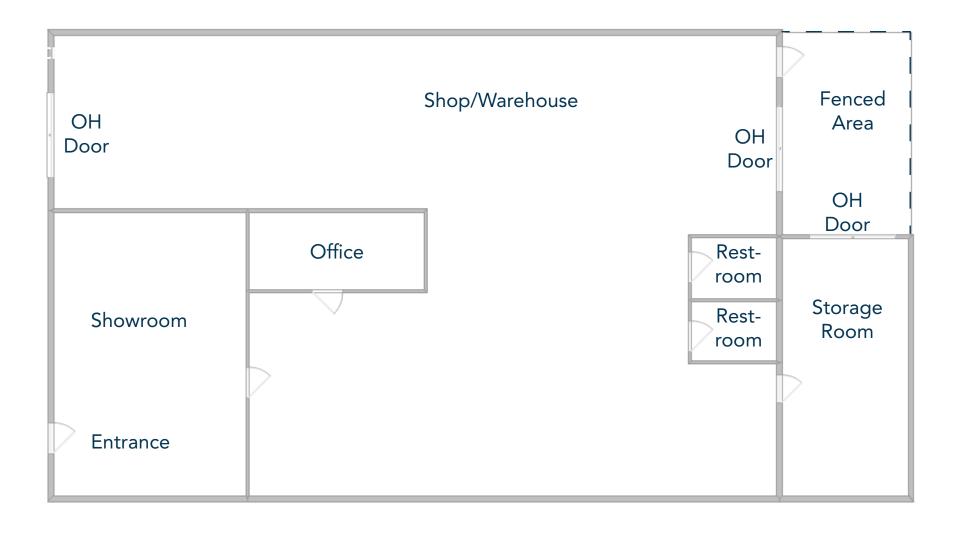
#### RECENTLY UPDATED RETAIL/FLEX SPACE AVAILABLE FOR LEASE IN GREELEY

- Building Signage Available
- (3) Overhead Doors
- Ample Parking
- Fenced Rear Yard
- Daily Traffic Count: 9,500 (2021)

- Zoned C-H: Commercial High Intensity
- Located along 9th St. Corridor with close proximity to US-85
- Recent Improvements to Property



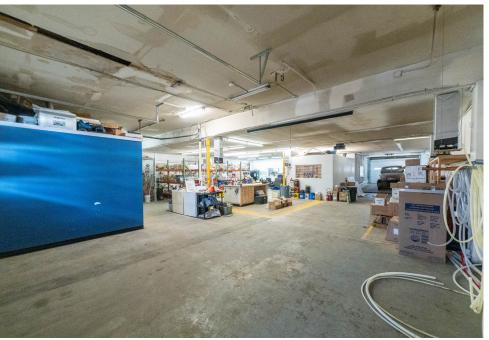
#### **FLOORPLAN**

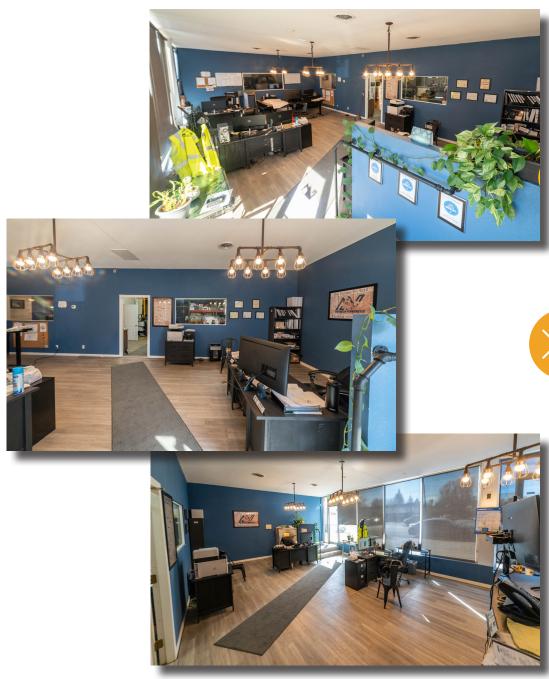




## **PROPERTY PHOTOS**









# PROPERTY PHOTOS















#### **EXTERIOR PHOTOS**















CONTACT: Brian Smerud, CCIM • 970-415-0538 • bsmerud@waypointRE.com Erik Caffee • 970-218-4284 • ecaffee@waypointRE.com