

THE MADDIE DEVELOPMENT

1130 8TH AVENUE
GREELEY, CO 80631



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REAL ESTATE

Lease Details

Inline (Unit 120) **\$22 / SF NNN**

End Cap (Unit 130) **\$30 / SF NNN**

Building Size **10,260 SF**

Inline (Unit 120) **2,747 SF**

End Cap (Unit 130) **2,240 SF**

- Retail Opportunity Located in Opportunity Zone, Downtown Development District, Redevelopment District and Enterprise Zone
- Great Location in Fast Growing and Developing Downtown
- High Demand Retail, Restaurant, Brewery, Bank Location in Downtown
- Maddie Downtown Development is adding Approx. 1,000 New Apartment Units to the Area
- Zoning is Commercial High Density



CONCEPTUAL RENDERINGS



DAYTIME EMPLOYMENT

	1 Mile			3 Mile			5 Mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	6,918	916	8	33,692	3,359	10	45,635	4,572	10
Trade Transportation & Utilities	1,558	159	10	5,951	489	12	8,950	713	13
Information	361	26	14	761	60	13	943	80	12
Financial Activities	427	109	4	1,897	451	4	2,740	617	4
Professional & Business Services	506	119	4	1,973	311	6	2,915	476	6
Education & Health Services	1,691	250	7	13,394	1,279	10	17,177	1,654	10
Leisure & Hospitality	838	66	13	3,916	244	16	5,778	355	16
Other Services	742	115	6	2,464	384	6	3,475	518	7
Public Administration	795	72	11	3,336	141	24	3,657	159	23
Goods-Producing Industries	1,635	98	17	3,502	301	12	4,612	475	10
Natural Resources & Mining	13	6	2	49	13	4	73	22	3
Construction	710	55	13	1,820	205	9	2,699	335	8
Manufacturing	912	37	25	1,633	83	20	1,840	118	16
Total	8,553	1,014	8	37,194	3,660	10	50,247	5,047	10

MAJOR EMPLOYERS



PROPERTY PHOTOS



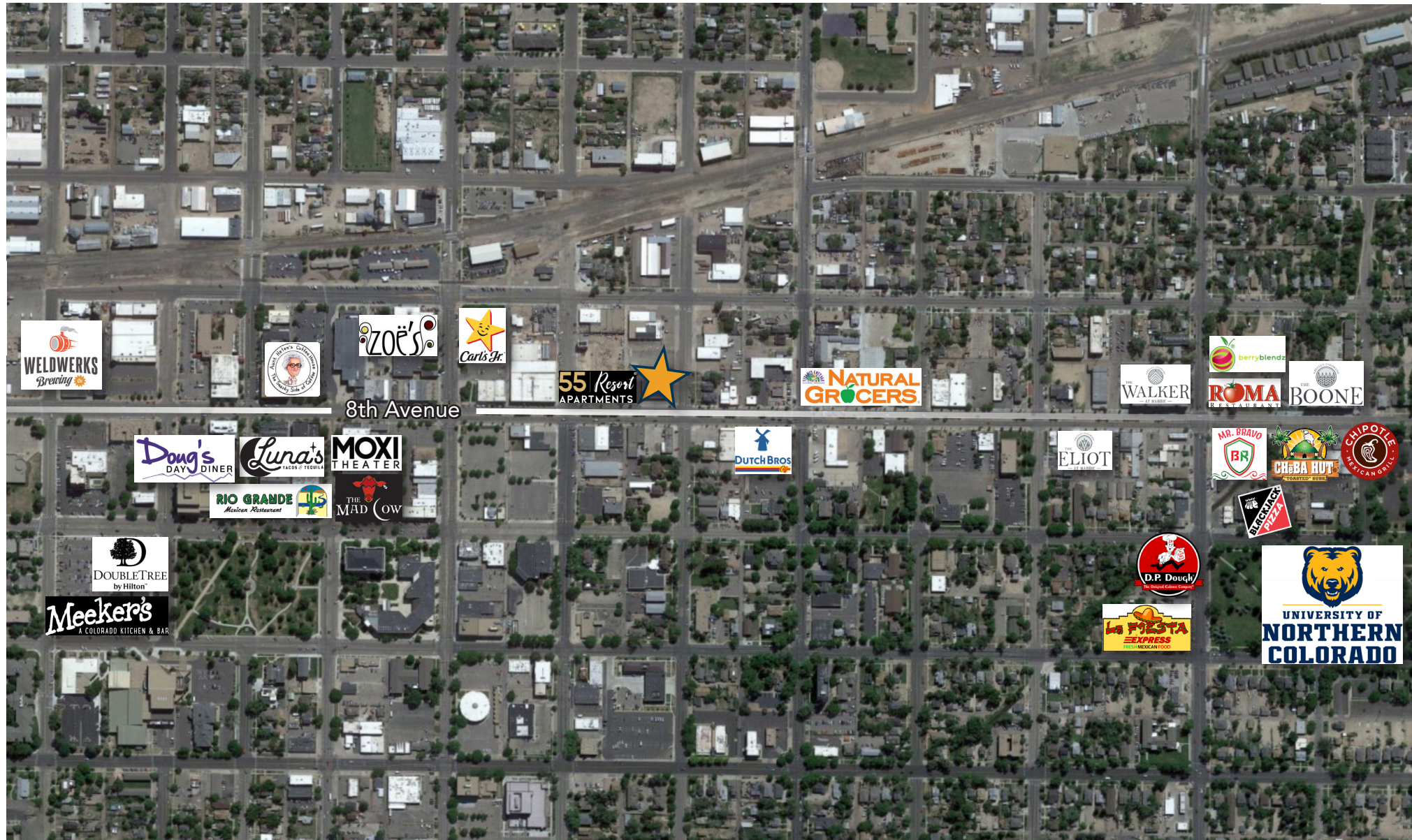
GREELEY OVERVIEW

- Third fastest growing MSA in the nation
- Greeley/Fort Collins region projected to grow by over 100% over the next 30 years
- Forbes magazine ranks Greeley MSA the 6th fastest "job growth" market in the nation
- Ranked #1 by Wallethub for "Jobs and the Economy" out of 515 cities nationally



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REAL ESTATE

AERIAL MAP



LOCATION MAP



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