

TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	3 Min	5 Min	7 Min	On Highway 34 east of 95th Avenue	28,949 Cars/day
Population	5,831	15,313	25,538	On Highway 34 west of 95th Avenue	32,241 Cars/day
Average HH Income	\$131,634	\$131,115	\$130,709	Source: CDOT 2025	
Businesses	82	380	937		
Employees	1,214	2,977	6,765		

Source: Applied Geographic Solutions, 2025 Estimates



FOR MORE INFORMATION, PLEASE CONTACT



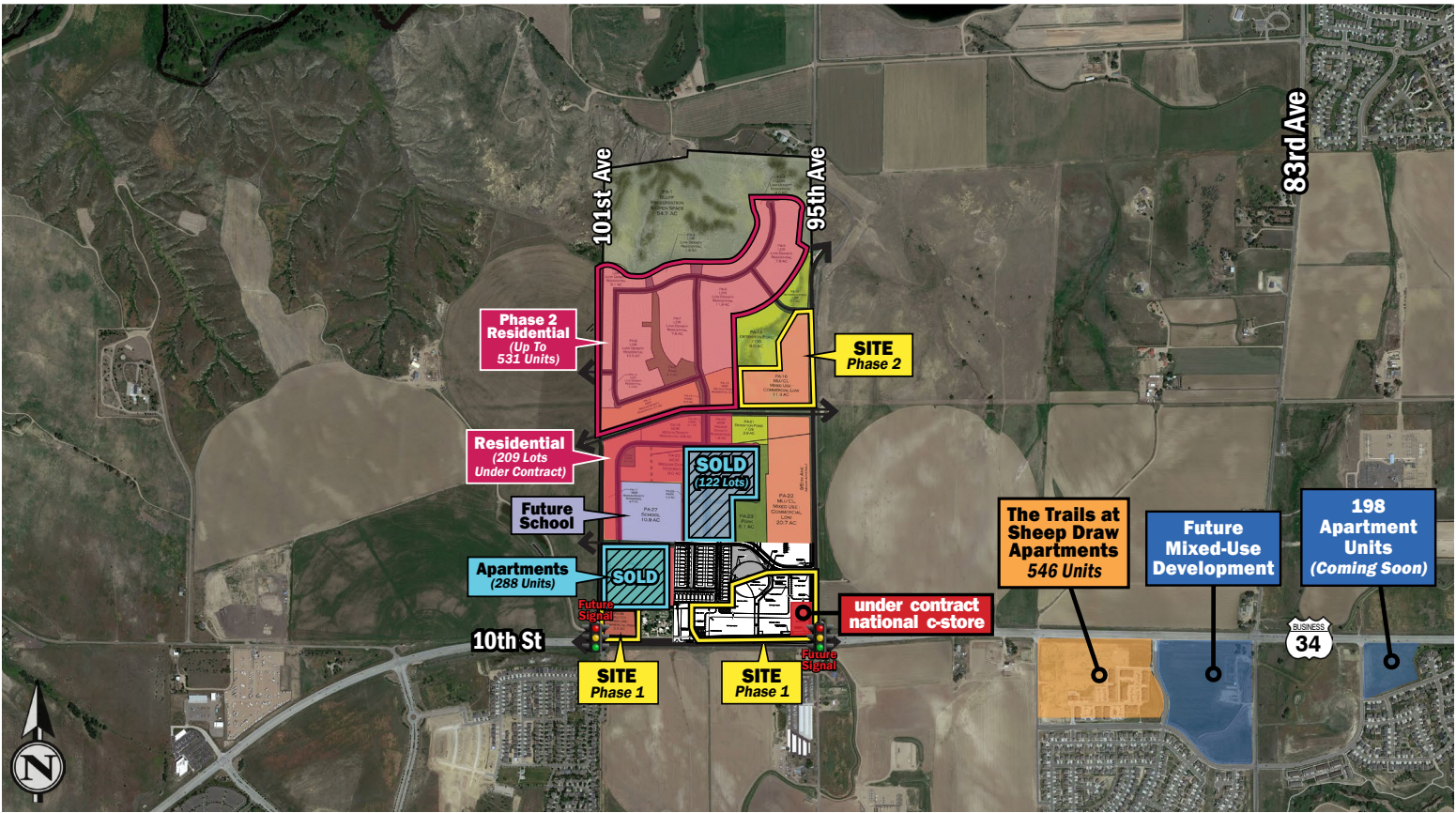
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AVAILABLE LAND FOR SALE OR LEASE

LAKE BLUFF

NWQ 95TH AVENUE & HIGHWAY 34 - GREELEY, CO



- New mixed use development located along West 10th St between 95th Ave and 101st Ave. Both intersections will have traffic signals with design already completed and permits in hand.
- Approximately 17.0 acres of commercial property available as superpads. Delivery conditions are negotiable.
- Approximately 11 acres of commercial in Phase 2.
- When complete this development will have a total of 646-1,150 residential units which will be a mix of single family, multi-family and townhomes.

DEVELOPED BY



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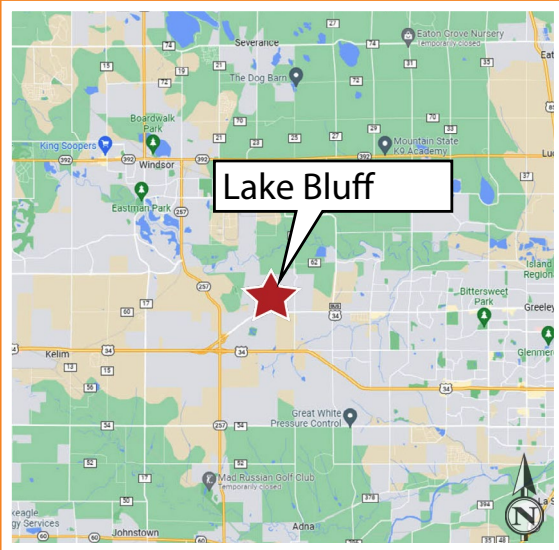
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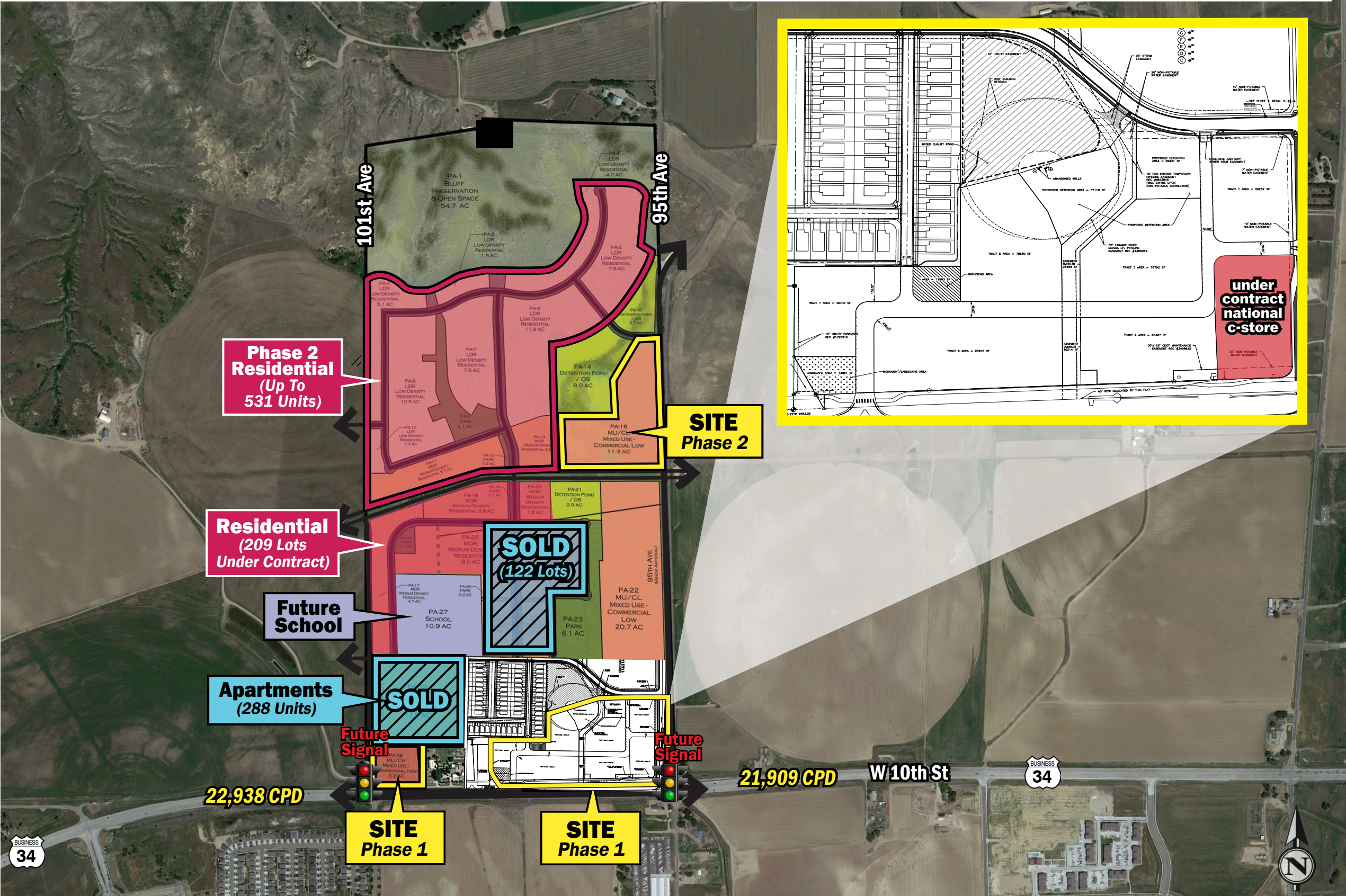
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• This development is located within a 12 minute Drive time from the new 212,000 SF UHealth Hospital and UHealth Greeley Medical Center with approximately 700 employees on campus.



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