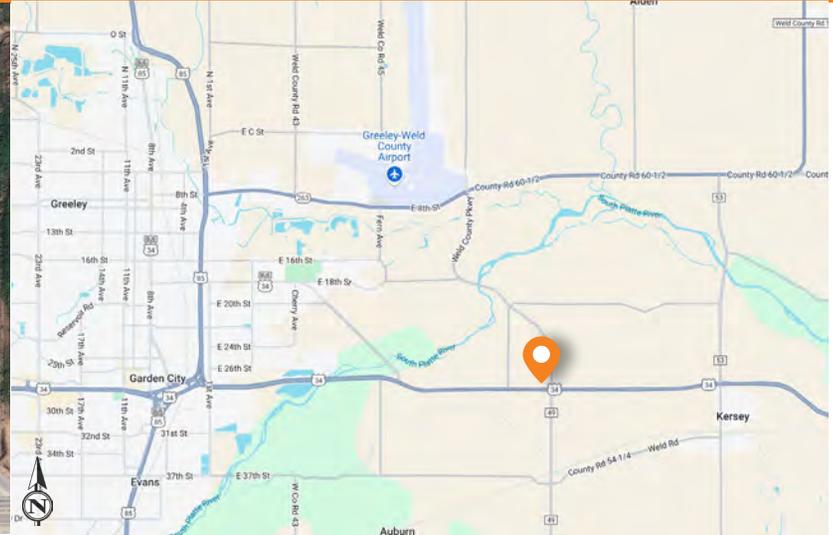
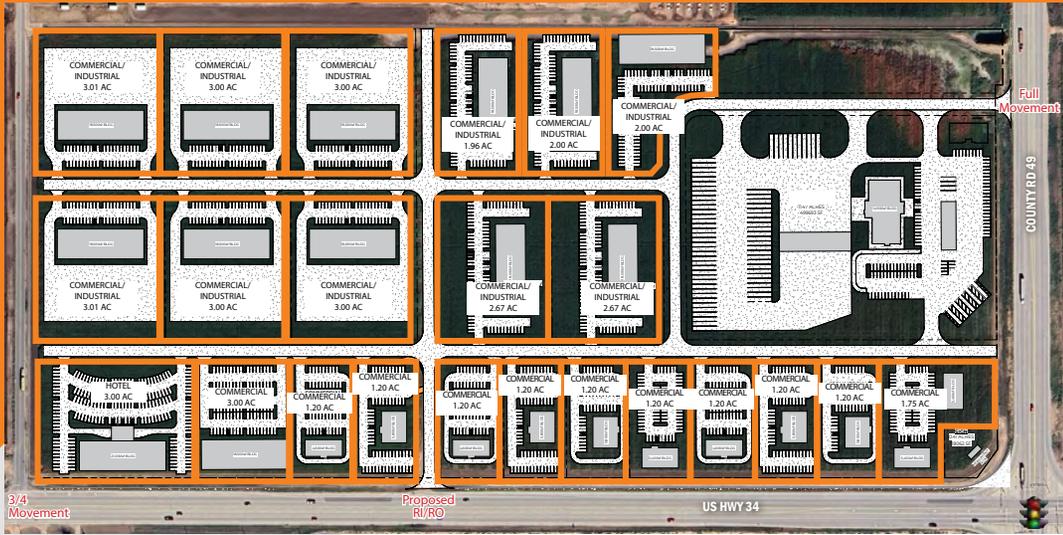


# 34 & Weld County Parkway

KERSEY, CO



## AVAILABLE

Pad sites fronting Hwy 34

## PROPERTY HIGHLIGHTS

- Located on a busy intersection with over 21,134 cars per day.
- County Rd 49 connects south to I-76 which will take you into Denver or East into Keenesburg and Fort Morgan.
- 10 minute drive from King Soopers anchored Shopping Center located in West Greeley on the NEC of Hwy 34 & 11th Ave.
- Flexible zoning within the City of Kersey that allows several different uses.
- Industrial & Retail sites available and pads can be combined/subdivided.
- 45 minute drive time to DIA and 20 minute drive time to I-76.

## NEARBY RETAILERS



## TRAFFIC COUNTS

On County Rd 49 north of Hwy 34	8,350 CPD
On County Rd 49 south of Hwy 34	13,808 CPD
On Hwy 34 west of County Rd 49	21,134 CPD
On Hwy 34 east of County Rd 49	14,038 CPD

Source: CDOT 2025

## DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	2,994	27,988	87,993
AVERAGE HH INCOME	\$111,713	\$78,179	\$84,013
BUSINESSES	125	986	3,063
EMPLOYEES	985	9,104	31,627

Source: Applied Geographic Solutions, 2025 Estimates

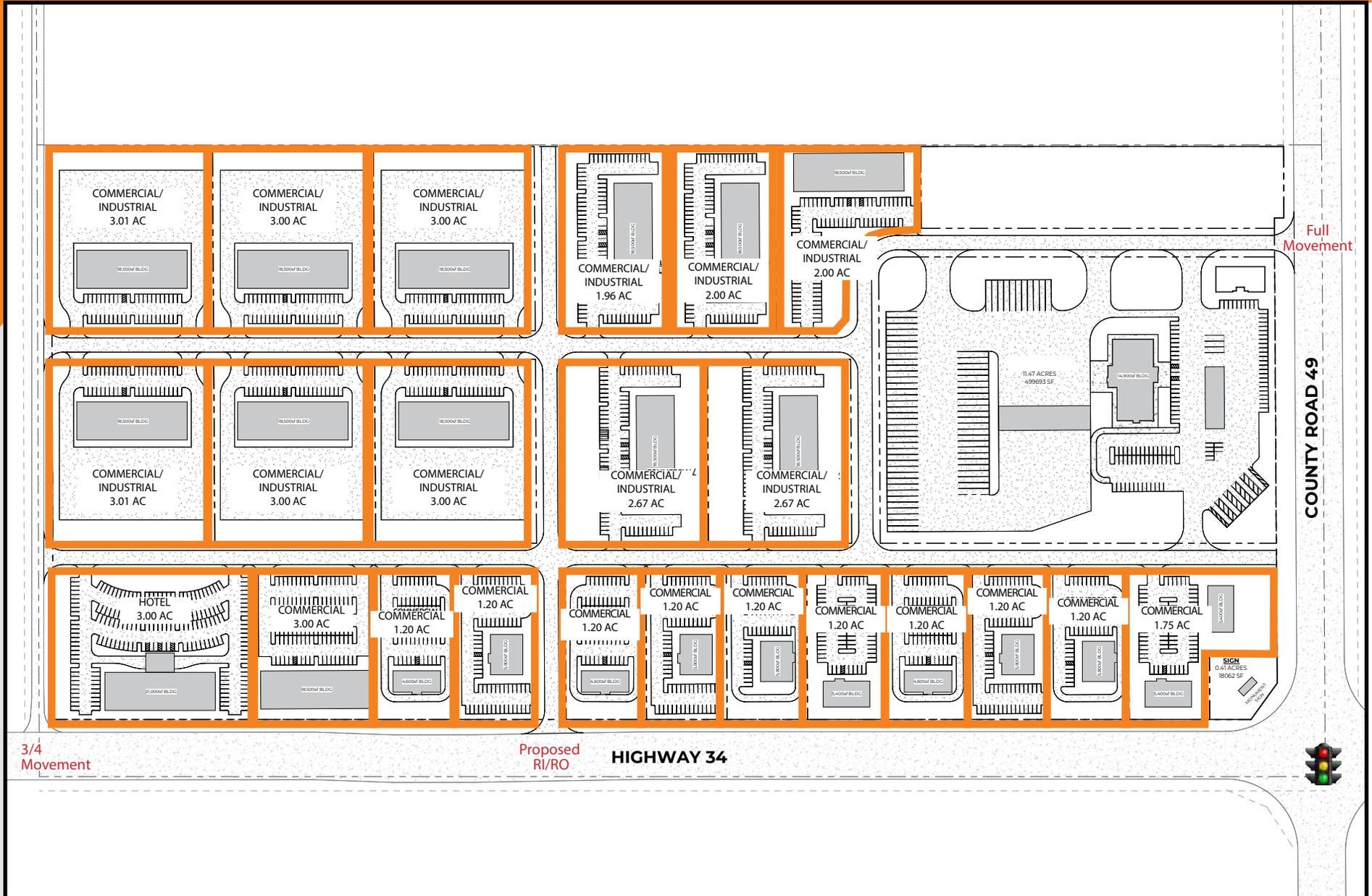
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# 34 & Weld County Parkway

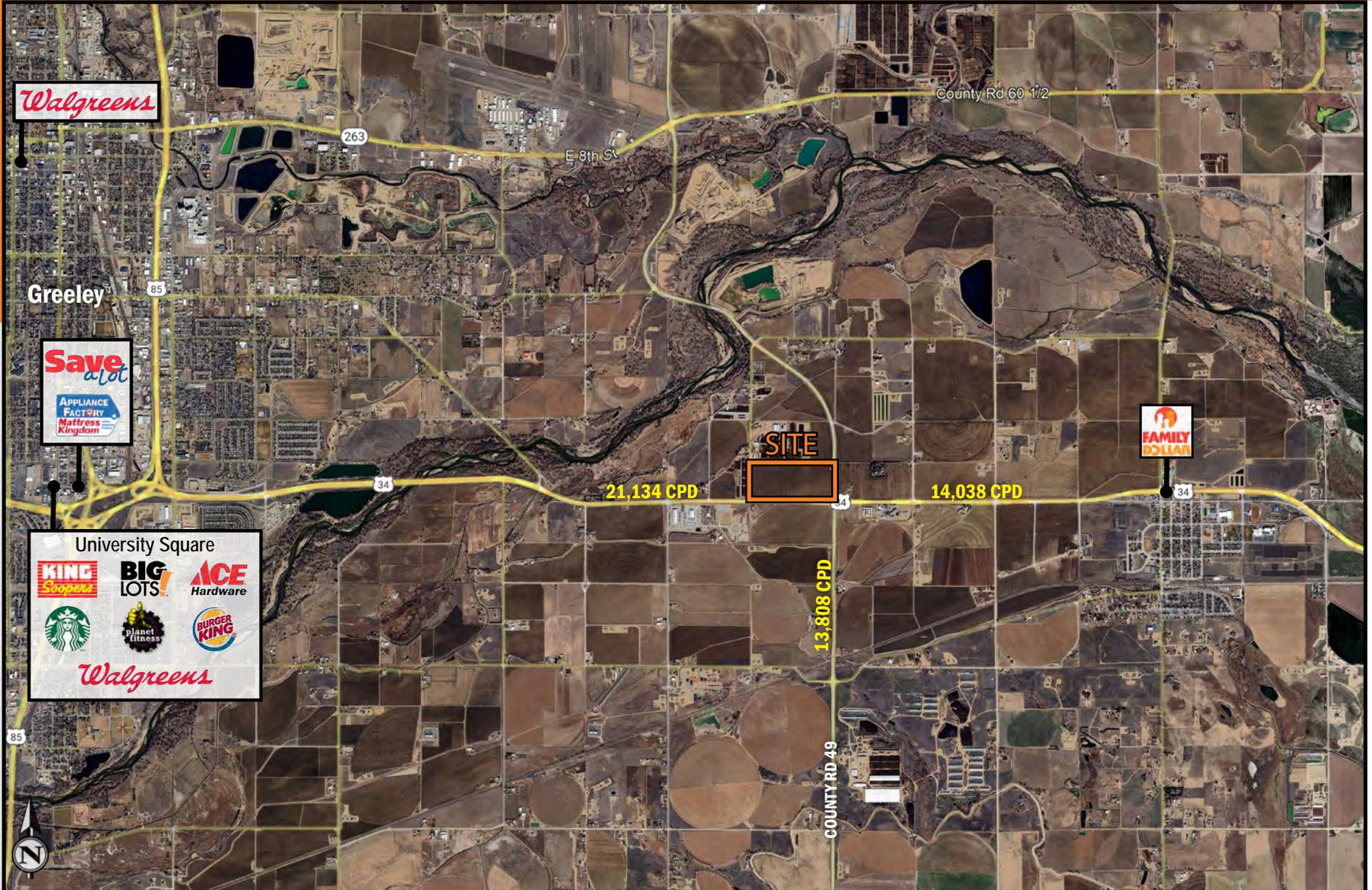
KERSEY, CO



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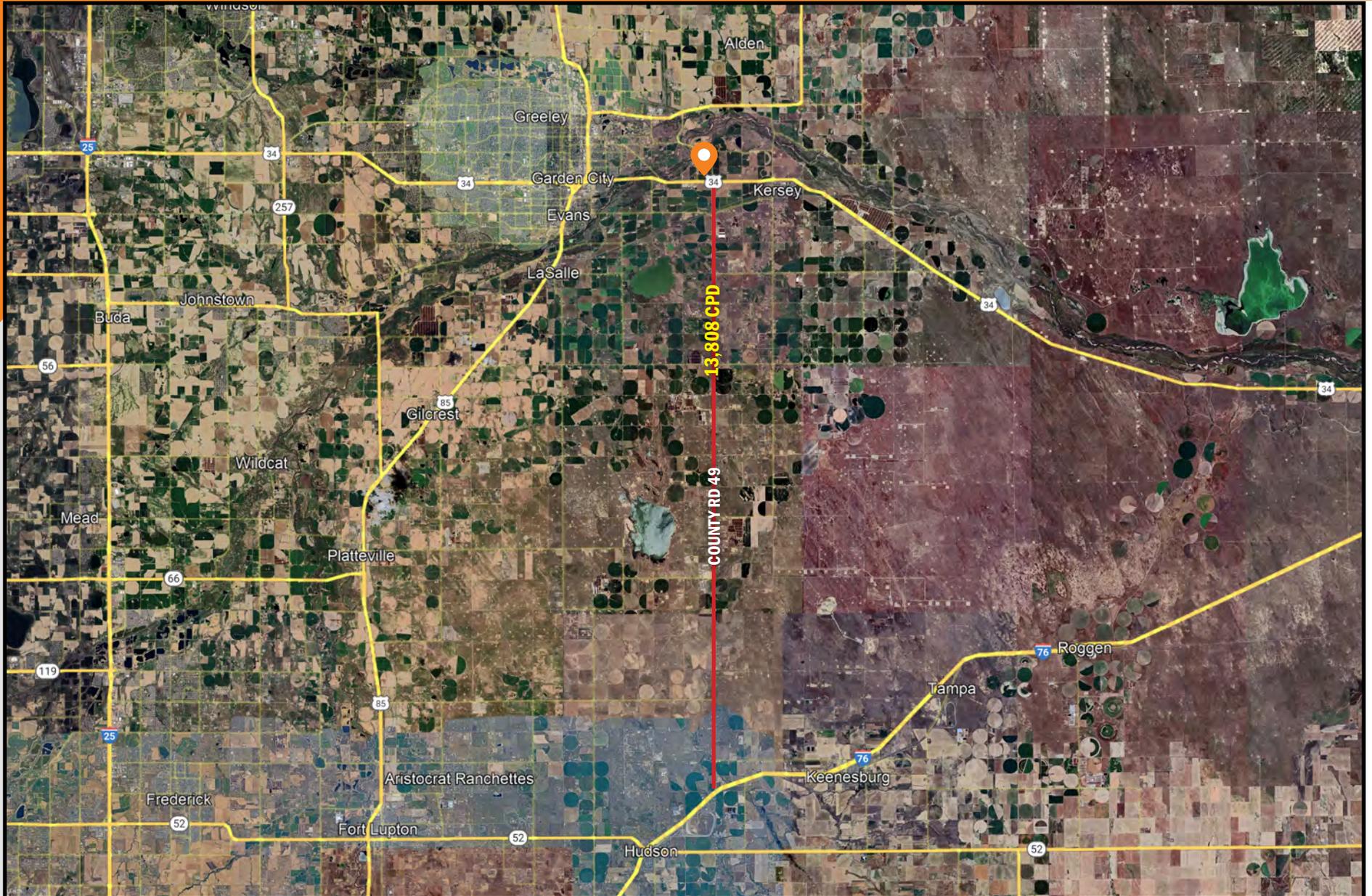


KERSEY, CO



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KERSEY, CO





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