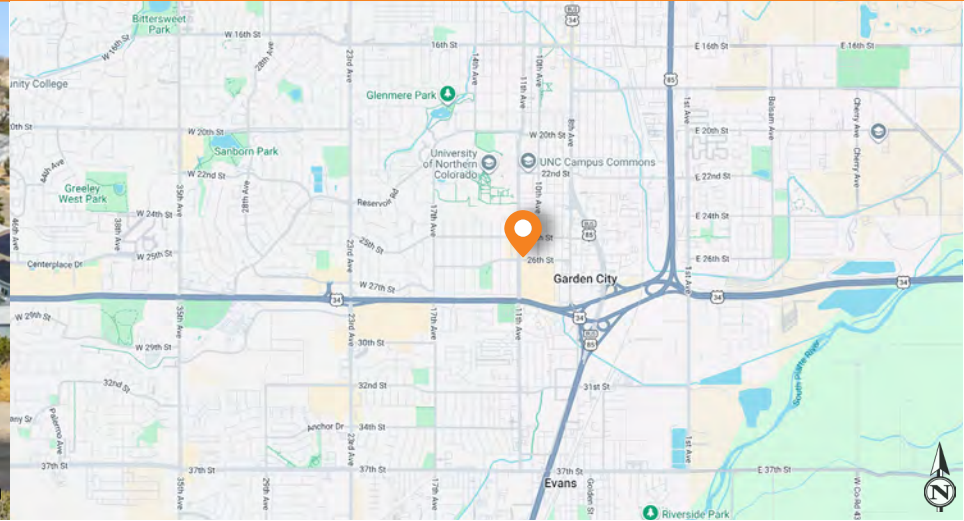


# 2544 11TH AVE

GREELEY, CO



FOR SALE

**AVAILABLE**  
**0.15 Acres**

## PROPERTY HIGHLIGHTS

- Hard corner at 11th Ave & 26th St
- Signalized intersection
- Great visibility & access
- Two blocks south of University of Northern Colorado

## NEARBY RETAILERS



## TRAFFIC COUNTS

On 11th Ave north of 26th St	10,430 CPD
On 11th Ave south of 26th St	13,478 CPD
On 26th St west of 11th Ave	1,536 CPD
On 26th St east of 11th Ave	2,787 CPD

Source: CDOT 2026

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	18,371	93,226	133,587
AVERAGE HH INCOME	\$73,113	\$85,889	\$94,827
BUSINESSES	489	3,141	4,675
EMPLOYEES	3,971	31,137	43,207

Source: Applied Geographic Solutions, 2026 Estimates

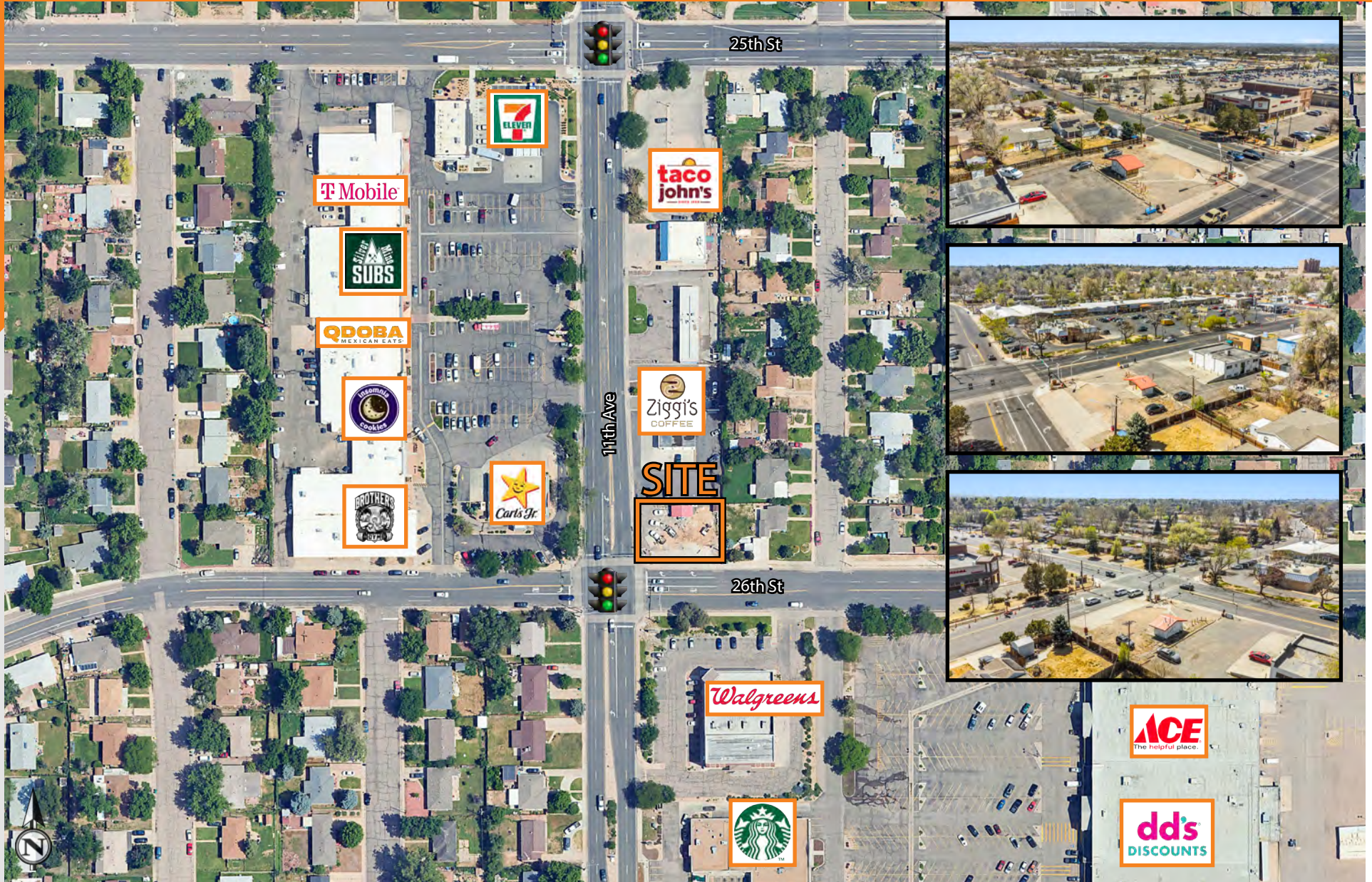
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# 2544 11TH AVE

GREELEY, CO

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RETAIL BROKERAGE



# 2544 11TH AVE

GREELEY, CO





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