



Kohl's Greeley

4224 Centerplace Drive, Greeley, CO 80634

Coordinates:

Latitude: 40.3937

Longitude: -104.7478

Leasing Contact: Sean Steuart | sean.steuart@inlandgroup.com | 630.586.6551 | inlandgroup.com

Property managed by Inland Commercial Real Estate Services LLC



> Property Highlights

- Center Size: 88,677 SF
- Located on US Route 34 just east of 47th Avenue in Greeley
- Benefits from adjacent Target and Safeway store traffic
- Great location with dense population - 146,000 within a 5 mile radius



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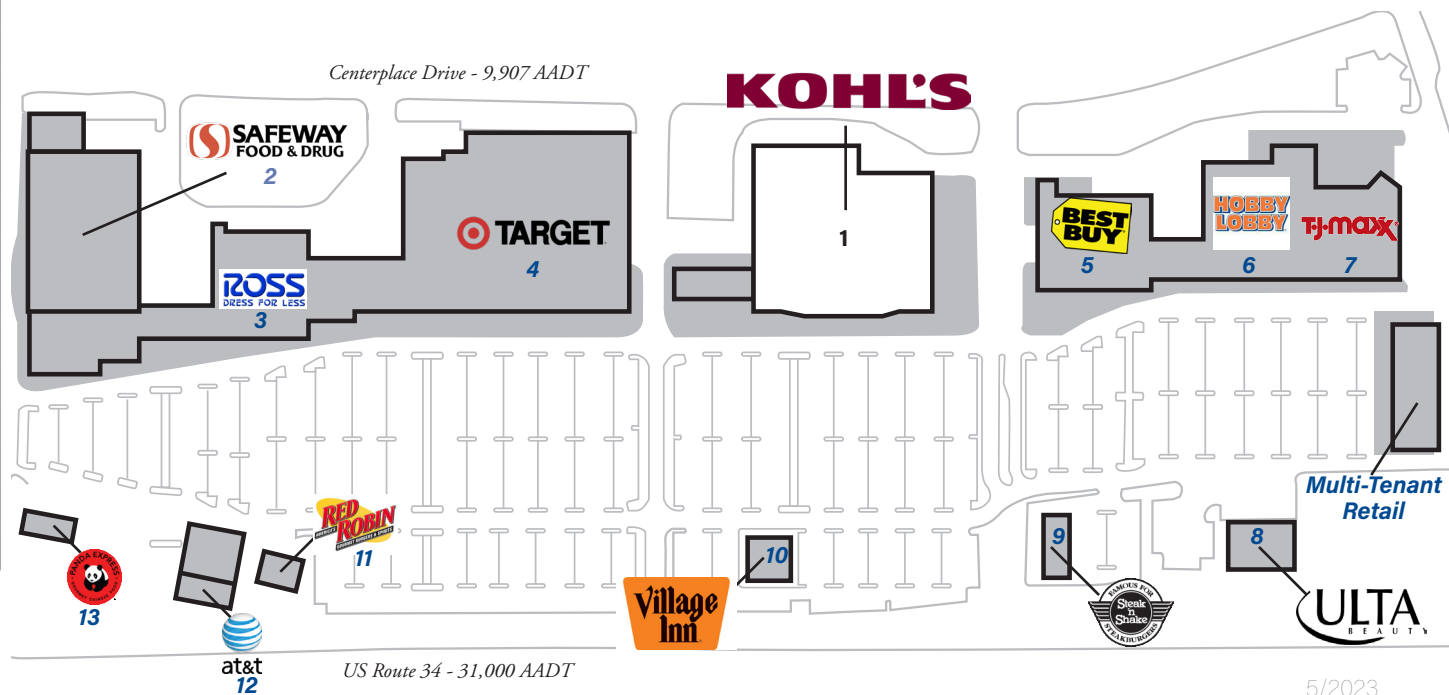
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Store Listing

Center Size: 88,677 Sq. Ft.

| Unit # | Sq. Ft. | Tenant |
|--------|-----------|--------------------------------|
| 1 | 88,677 SF | Kohl's |
| 2 | | <i>Safeway Food & Drug</i> |
| 3 | | <i>Ross Dress for Less</i> |
| 4 | | <i>Target</i> |
| 5 | | <i>Best Buy</i> |
| 6 | | <i>Hobby Lobby</i> |
| 7 | | <i>TJ Maxx</i> |
| 8 | | <i>Ulta</i> |
| 9 | | <i>Steak & Shake</i> |
| 10 | | <i>Village Inn</i> |
| 11 | | <i>Red Robin</i> |
| 12 | | <i>AT&T Mobility</i> |
| 13 | | <i>Panda Express</i> |

Items in blue and italicized are owned by others



2023
Demographics Estimate

| | Resident Population | Households | Average HH Income |
|---------|---------------------|------------|-------------------|
| 1 Mile | 13,470 | 5,226 | \$93,827 |
| 3 Miles | 102,780 | 37,673 | \$89,364 |
| 5 Miles | 146,947 | 52,110 | \$87,725 |

5/2023



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