

GRANBY MARKETPLACE

1001 Thompson Road, Granby, Colorado



DEMOGRAPHICS

POPULATION



1 Mile:	538
3 Mile:	2,737
5 Mile:	3,803

DAYTIME POPULATION



1 Mile:	134
3 Mile:	618
5 Mile:	628

AVG. HH INCOME



1 Mile:	\$106,480
3 Mile:	\$101,053
5 Mile:	\$108,222

HOUSEHOLDS



1 Mile:	239
3 Mile:	1,171
5 Mile:	1,624

TRAFFIC COUNTS



Hwy 40 south of Thompson:	11,727 vpd
Hwy 40 north of Thompson:	11,648 vpd



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PROPERTY OVERVIEW

- 1,200 SF inline retail space available
- City Market anchored shopping center
- Excellent visibility with frontage along Highway 40
- Patio space

JOIN THESE TENANTS

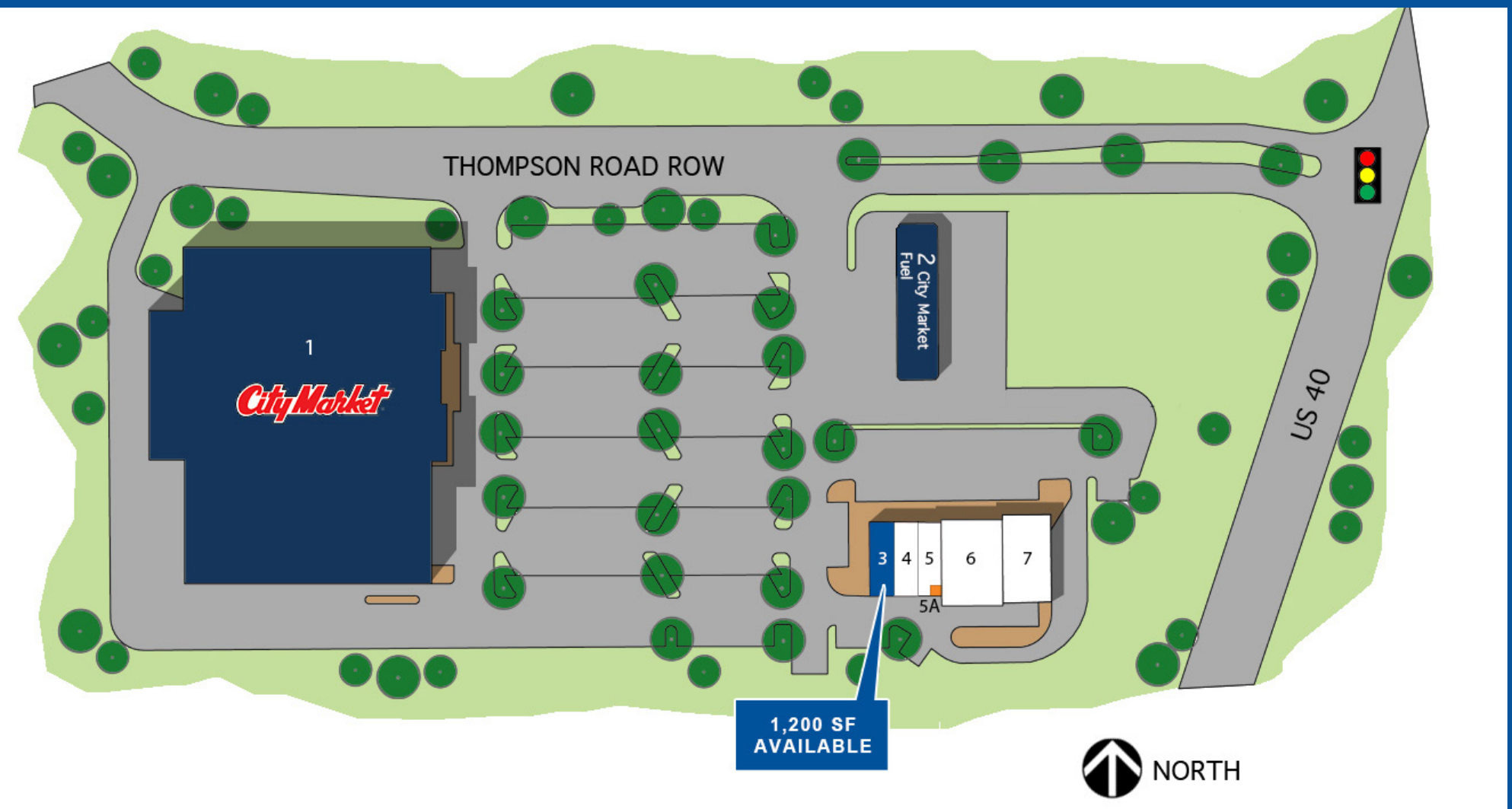


and more!

CROSBIE
REAL ESTATE
GROUP

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Unit	Tenant	SF
1	City Market	59,054
2	City Market Fuel	
3	AVAILABLE	1,200
4	Domino's	1,200
5	Subway	1,136
6	Liquor Store	3,500
7	McDonald's	2,840

CONTACT

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18 Miles to
Grand Lake

40

34

TOWN OF GRANBY

**GRAND ELK
RANCH & CLUB**
800 Units

40

SITE

18 Miles to
Winter Park

SOL VISTA

