

# LOVELAND BOX SPACE AVAILABLE

950 E Eisenhower Boulevard, Loveland, Colorado



## DEMOGRAPHICS

### POPULATION



1 Mile:	12,707
3 Mile:	60,483
5 Mile:	94,521

### EMPLOYEES



1 Mile:	6,442
3 Mile:	22,583
5 Mile:	39,771

### AVG. HH INCOME



1 Mile:	\$92,106
3 Mile:	\$107,616
5 Mile:	\$117,988

### HOUSEHOLDS



1 Mile:	5,974
3 Mile:	26,367
5 Mile:	40,073

### TRAFFIC COUNTS



Highway 34 at Site:	35,590 vpd
Madison Ave s/o 34:	7,377 vpd

## CONTACT

**Rhonda Coy**  
720 287 6866  
rcoy@creginc.com

**Scott Steputis**  
720 287 6868  
step@creginc.com

## PROPERTY OVERVIEW

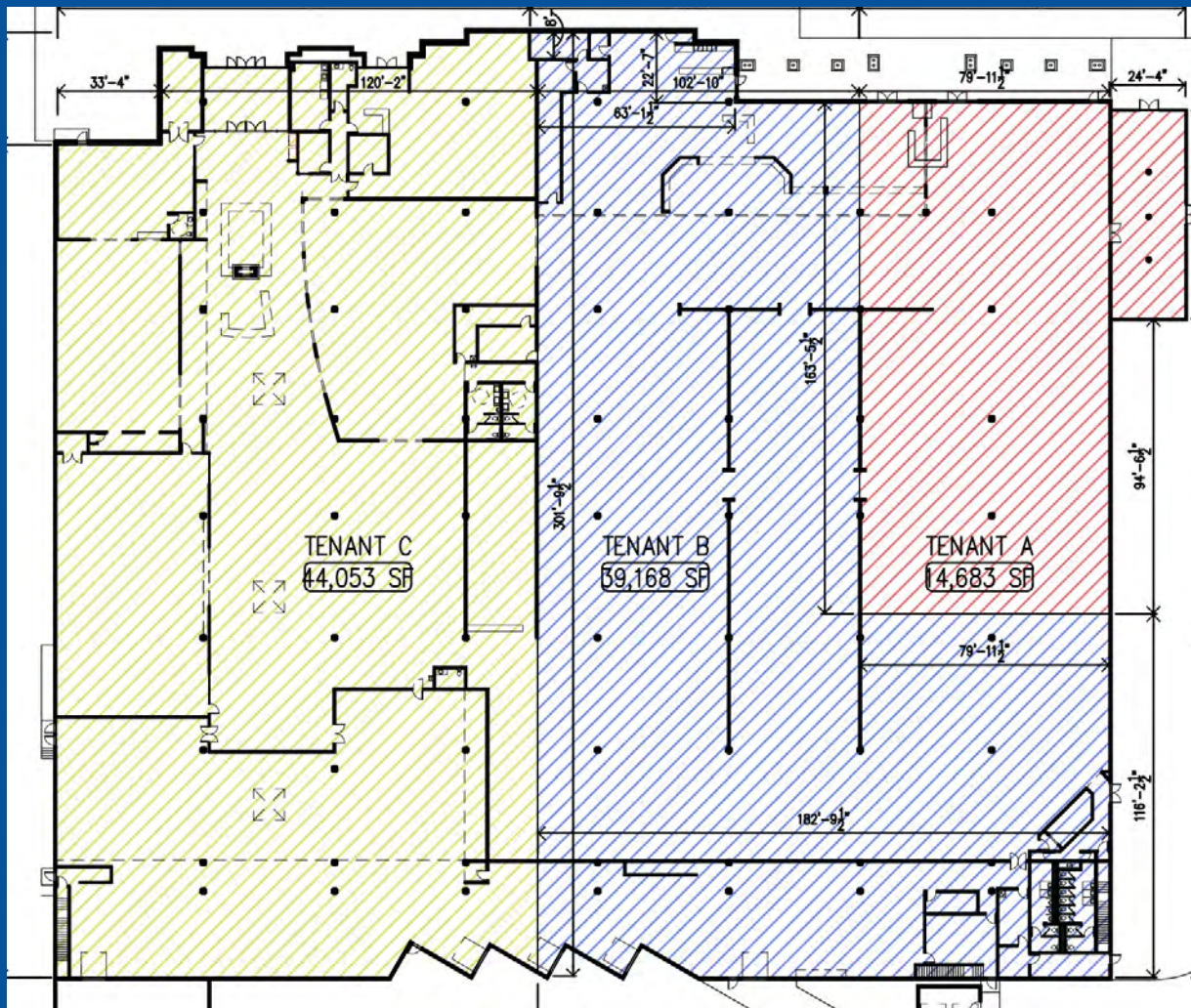
- 97,904 Square Feet (divisible)
- Rare Box Vacancy
- Shadow Anchored by Sam's Club and Home Depot
- Lighted High Traffic Intersection with easy access along Eisenhower Blvd
- Monument signage available
- Four dock-high doors
- Ample parking
- **Please do not disturb existing tenant**

**CROSBIE**  
REAL ESTATE  
GROUP



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Join These Key Retailers:



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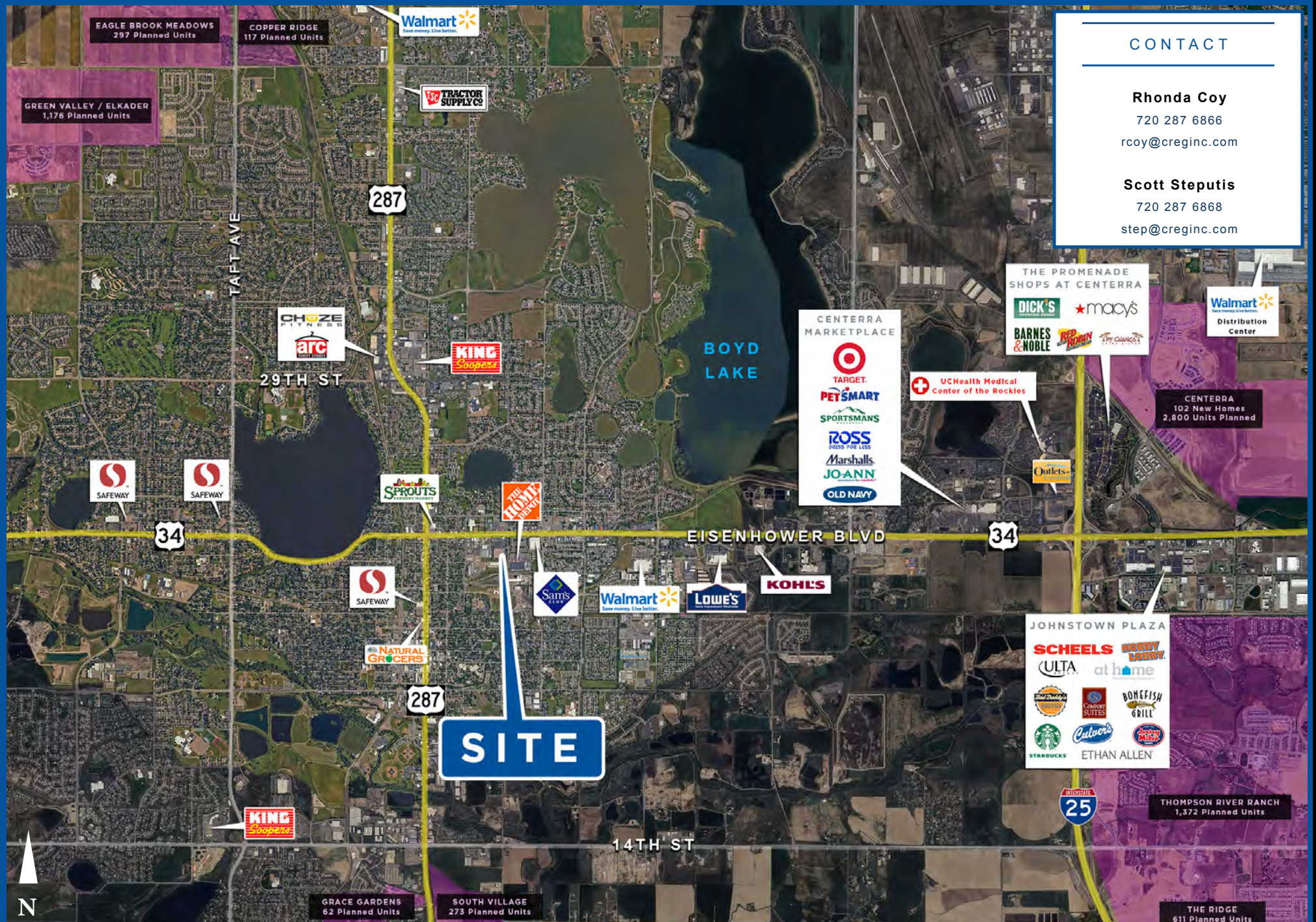
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EAGLE BROOK MEADOWS  
297 Planned Units

COPPER RIDGE  
117 Planned Units

GREEN VALLEY / ELKADER  
1,176 Planned Units

TAFT AVE

287

29TH ST

BOYD LAKE

CENTERRA MARKETPLACE

THE PROMENADE SHOPS AT CENTERRA

CENTERRA  
102 New Homes  
2,800 Units Planned

EISENHOWER BLVD

34

SITE

287

JOHNSTOWN PLAZA

14TH ST

25

THOMPSON RIVER RANCH  
1,372 Planned Units

GRACE GARDENS  
62 Planned Units

SOUTH VILLAGE  
273 Planned Units

THE RIDGE  
611 Planned Units