



**FOR LEASE**  
SHOPPING CENTER

MAPLEWOOD UNIT 5  
201 South Elm Avenue, Eaton, CO 80615

- High visibility with over 10,000 cars a day
- Rare opportunity to be in one of the best retail centers in Eaton
- Highway 85 frontage - great exposure
- Minutes from Greeley



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### Property Summary

Building SF:	17,754
Lease Rate:	19.50psf
Lot Size:	101,461 SF
Parking:	Ample
Unit Size:	~1,302 SFT
Year Built:	2004
Zoning:	Retail

### Property Overview

Unique opportunity to be in one of the best retail centers in Eaton, this site has over 10,000 cars passing in front of it a day as this space has frontage to highway 85 and a key service area for the town.

With over 5,800 people in Eaton, this site acts as an anchor for the area for a multiple of retail services. The surrounding businesses include Subway, Domino's Pizza, a nail salon, liquor store, ice cream shop, and rehabilitation center.

Highway 85 acts as a significant artery between Greeley and Ault Colorado. Eaton, Colorado, is a thriving small town in Weld County, located just 20 minutes northeast of Greeley and about an hour from Denver. With a population of approximately 5,800, Eaton offers a tight-knit community feel while benefiting from steady growth and economic development.

### Location Overview

Nestled in Weld County, Eaton, Colorado, is a thriving and rapidly growing community known for its small-town charm, strong local economy, and convenient access to major business hubs. Located just 20 minutes northeast of Greeley and about an hour from Denver, Eaton offers an ideal balance of rural appeal and commercial opportunity.



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