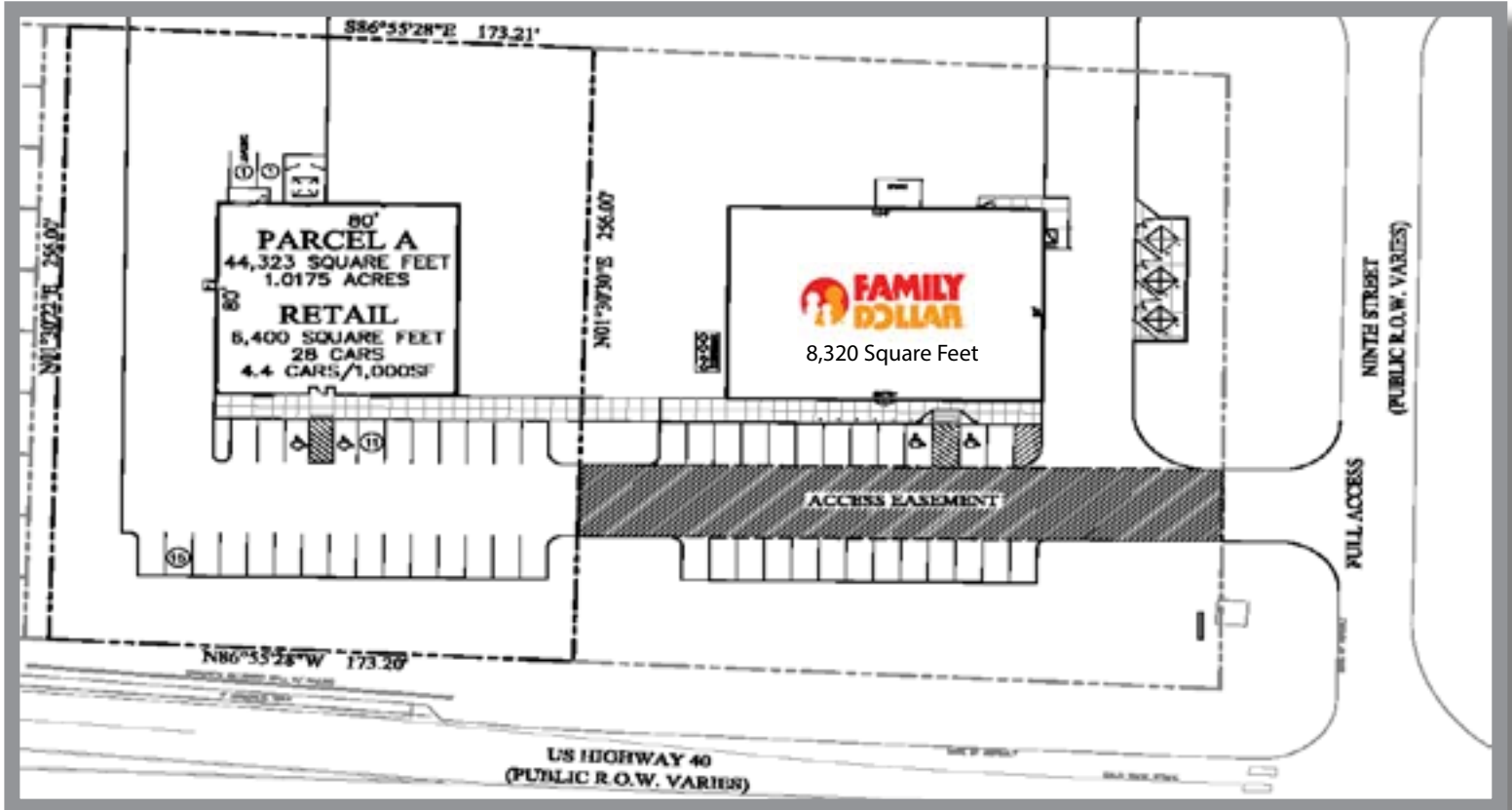


EXCELL FUND BROKERAGE, L.L.C.

a full service commercial real estate company

FOR SALE BUILD TO SUIT OR LAND LEASE

NWQ HWY 40 & 9th AVE
KREMMLING, CO 80459



Price Negotiable

SUMMARY

Cross Streets: US Hwy 40 & 9th Ave.
Market: Colorado
County: Grand
Price: Negotiable
Parcel SF: 44,323
Zoning: Commercial

NATIONAL CREDIT

Family Dollar

8,320 SF
10 Year Primary LeaseTerm
Primary Lease Term Expires
June 30, 2024
Current Rent: \$89,789/year

INVESTMENT GRADE:
Credit Rating: BBB-
Quality Rating: A+

VIRGIL SHOUSE
PH: 303.321.5372
virgil@excellfund.com

www.excellfund.com | 1490 Lafayette Street | Suite 206 | Denver, CO 80218

The information contained herein, while not guaranteed, is believed to be reliable. Pricing data and other terms are subject to change at any time.

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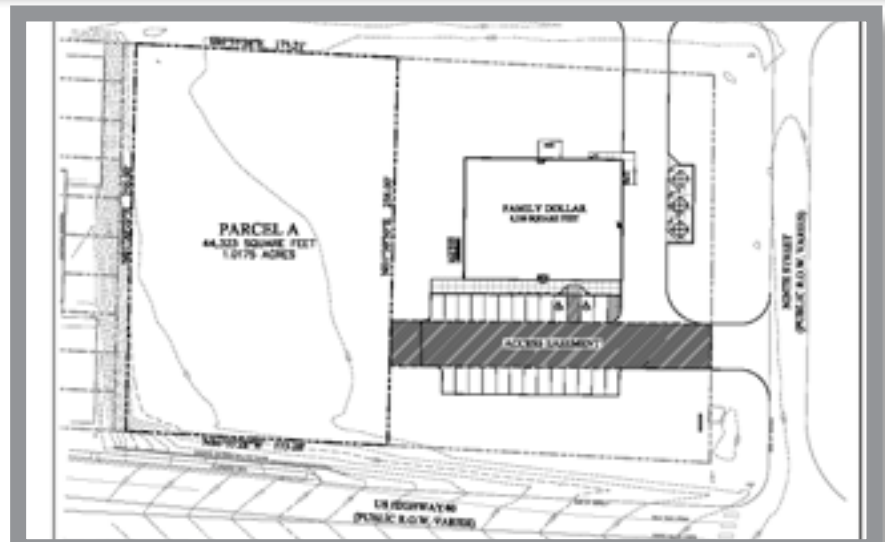


GRAND COUNTY:

Traffic Counts:
Over 6,270 VPD
(US 40 at 5th St., 2011)

Median Household Income:
\$61,178

Surrounding Area Population:
3,112



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