



FREESTANDING RESTAURANT AVAILABLE FOR LEASE

Lease Rate: \$25.00/SF | Estimated NNN: \$5.60/SF

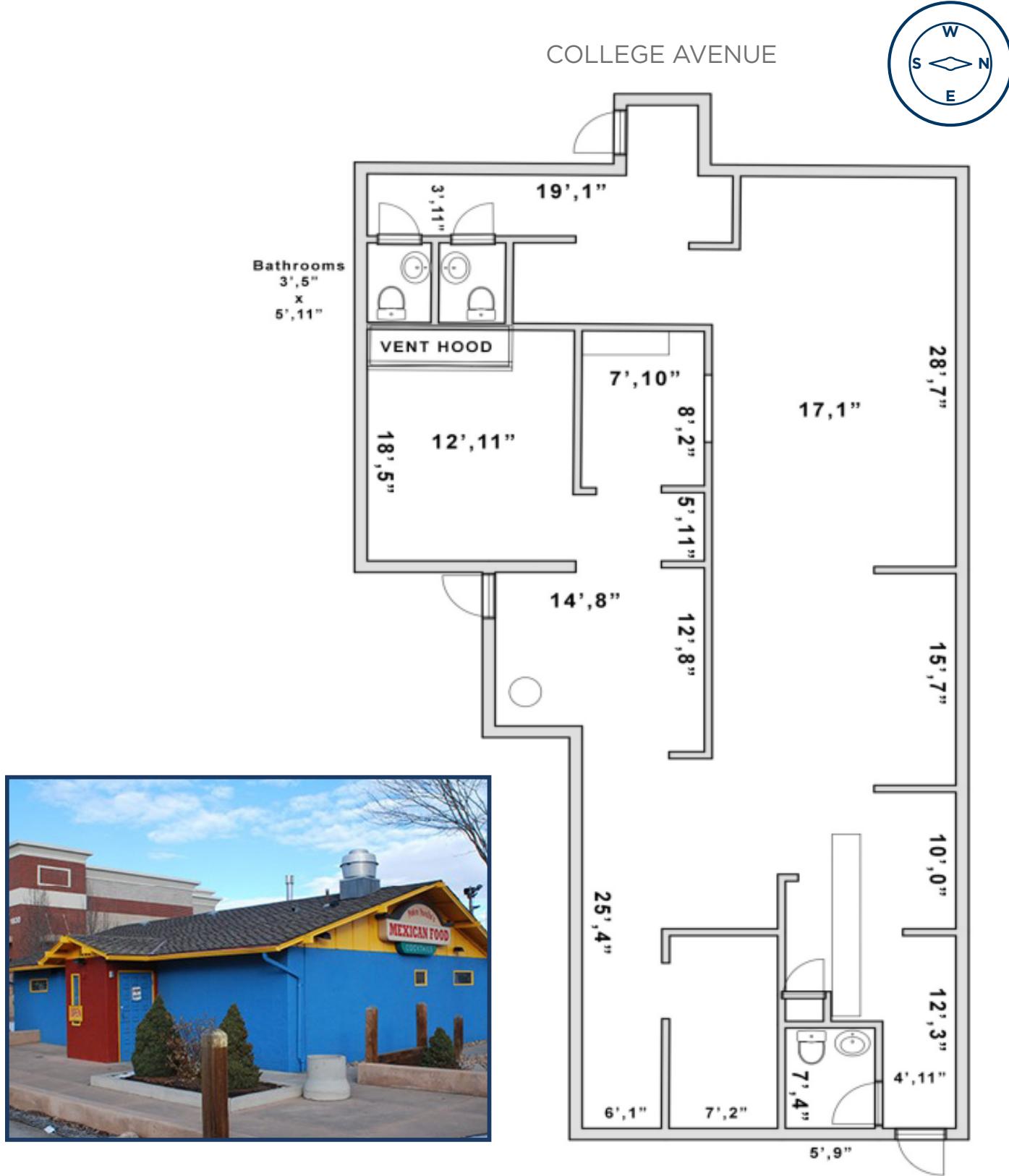
This freestanding turn key restaurant is located in front of the King Soopers Marketplace Shopping Center on North College Avenue. The 2,332 SF property has ample parking, excellent visibility, and high exposure to traffic.

PROPERTY HIGHLIGHTS

- Freestanding restaurant available
- Excellent visibility with College Avenue frontage
- Grease Trap, Hood, and 3 Restrooms
- Prime Location with high traffic counts and exposure

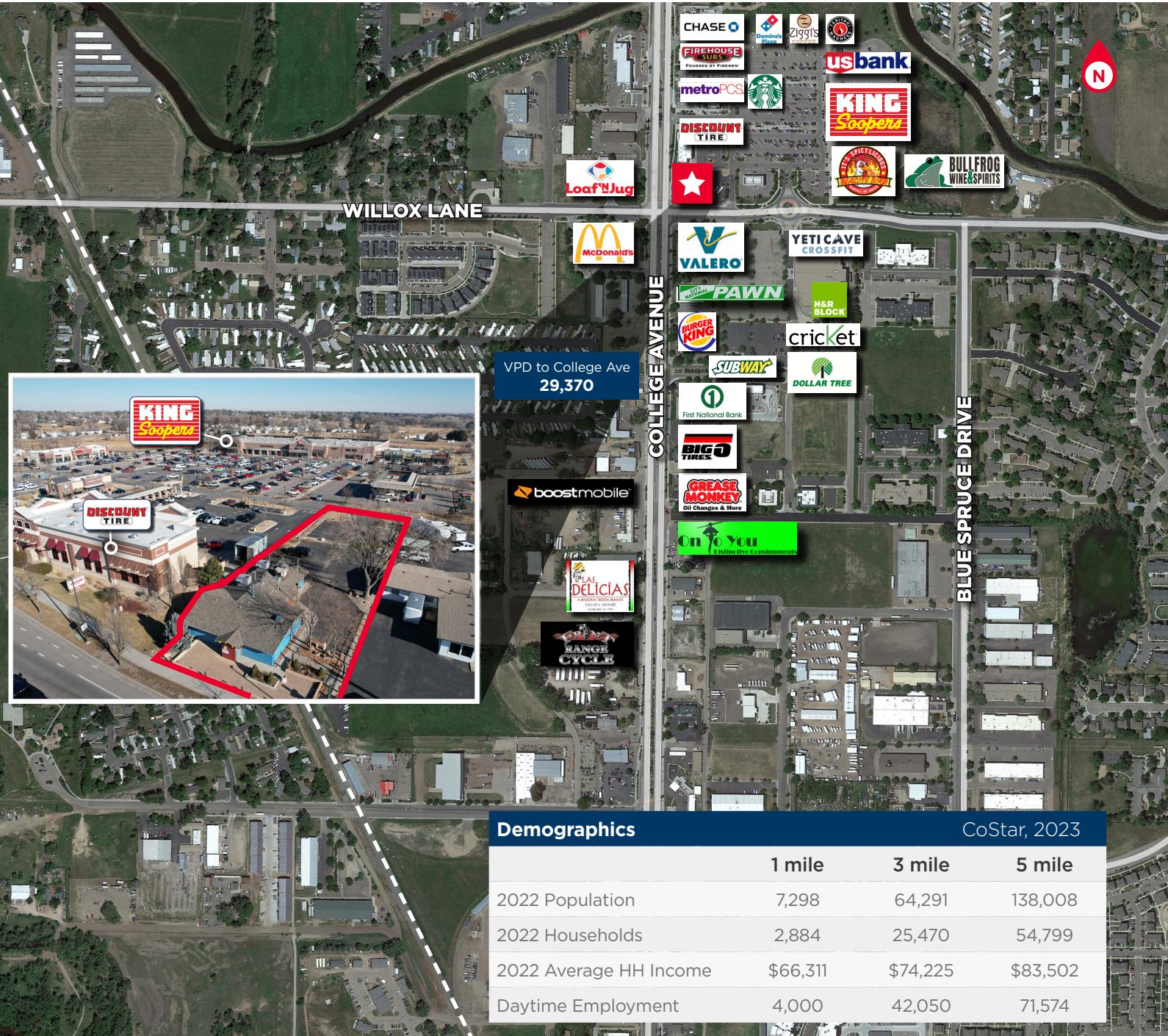
PROPERTY DETAILS

Size	2,322 SF
Year Remodeled	2011
Parking	32 spaces

BUILDING FLOOR PLAN | 2,322 SF


1802 NORTH COLLEGE AVE

FORT COLLINS, CO 80524



For more information, please contact:

AKI PALMER
Executive Director
 +1 970 267 7727
 aki.palmer@cushwake.com

COLE VANMEVEREN
Director
 +1 970 219 3802
 cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200
 Fort Collins, Colorado 80525

T +1 970 776 3900
 F +1 970 267 7419

cushmanwakefield.com