

1802 NORTH COLLEGE AVE

FORT COLLINS, CO 80524



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

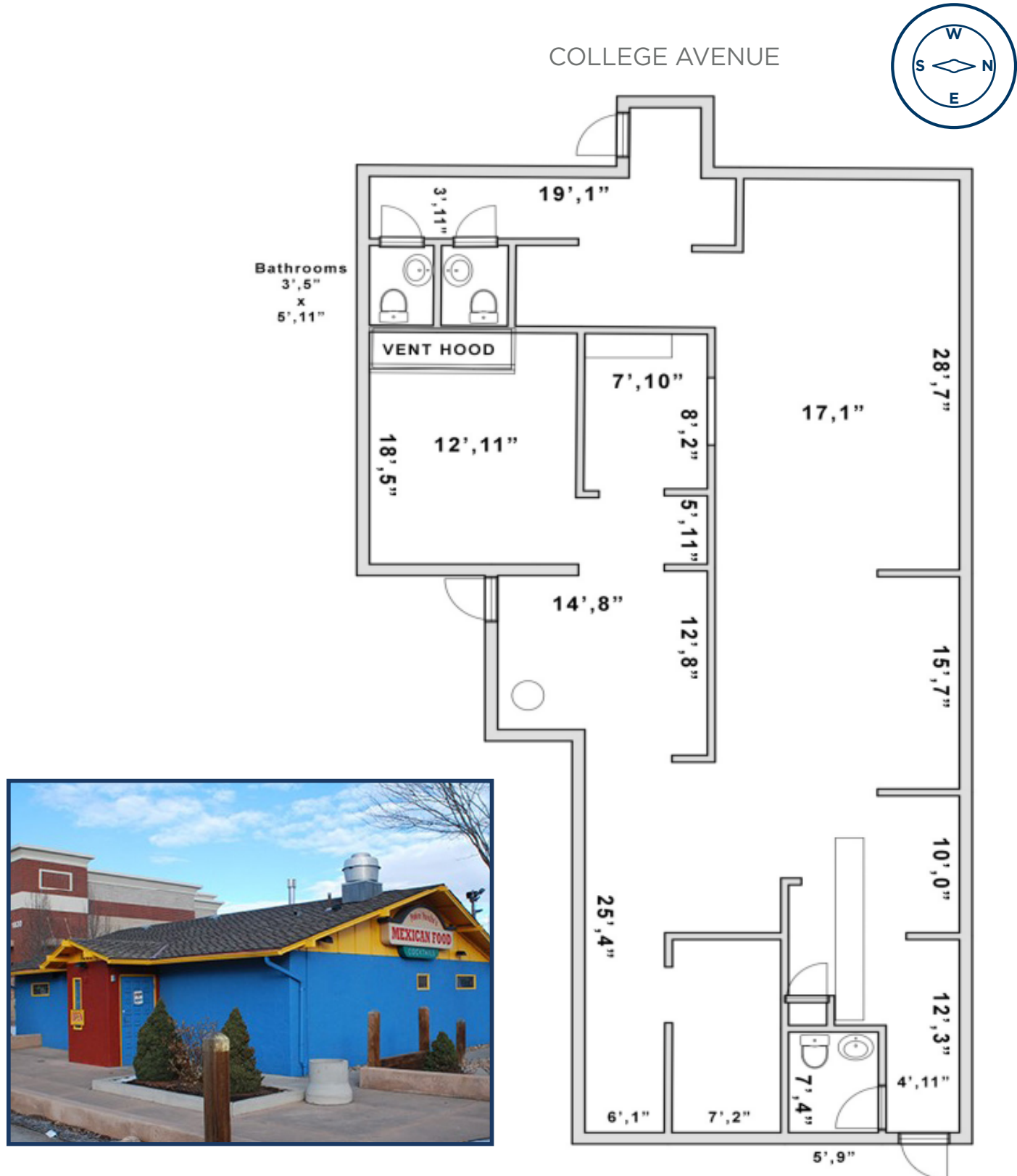
PROPERTY DETAILS

Size	2,322 SF
Year Remodeled	2011
Parking	32 spaces

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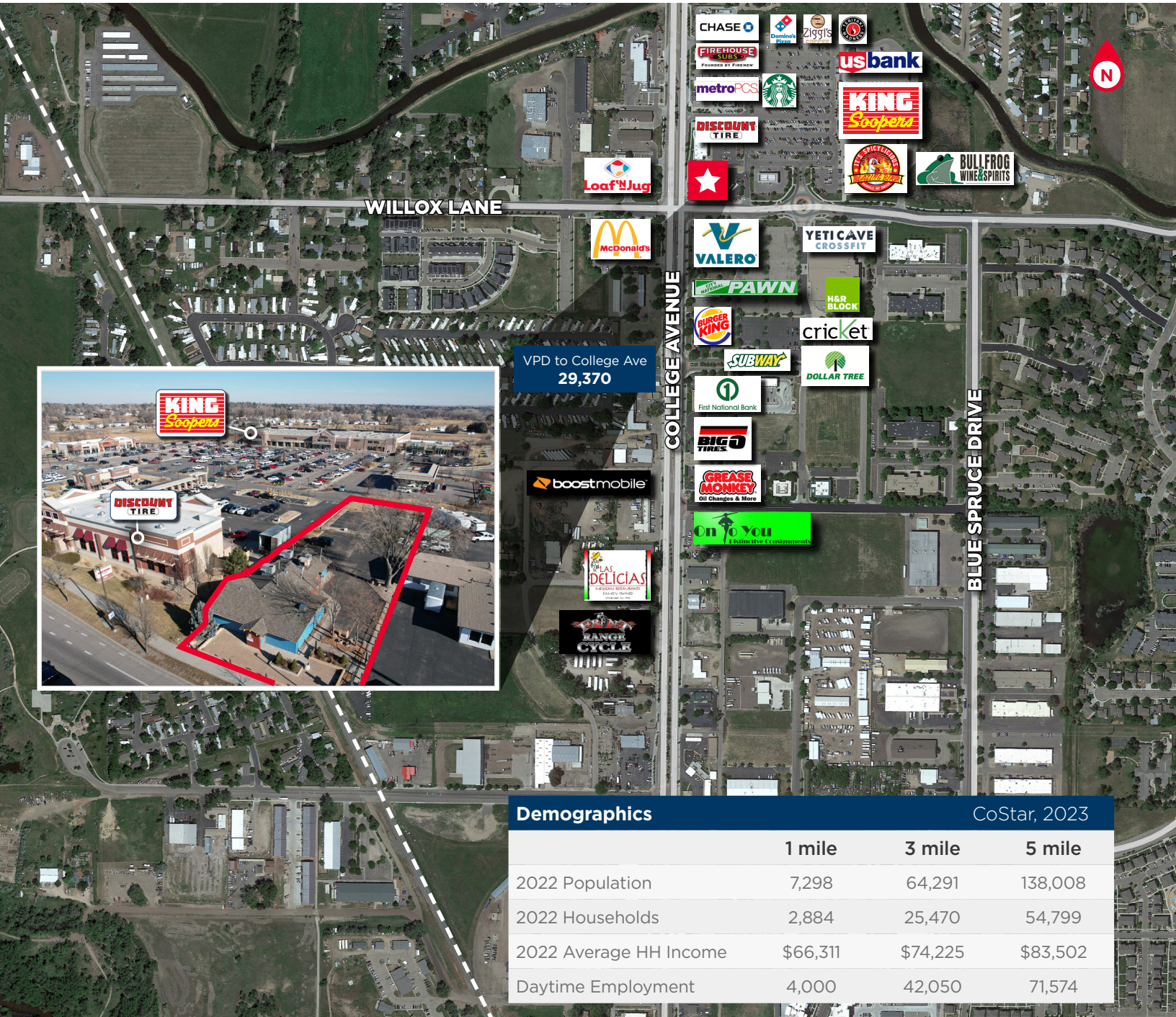
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BUILDING FLOOR PLAN | 2,322 SF



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Demographics

CoStar, 2023

	1 mile	3 mile	5 mile
2022 Population	7,298	64,291	138,008
2022 Households	2,884	25,470	54,799
2022 Average HH Income	\$66,311	\$74,225	\$83,502
Daytime Employment	4,000	42,050	71,574

For more information, please contact:

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