

FOR LEASE

## 1300 E. Eisenhower Blvd.

Loveland, Colorado 80537

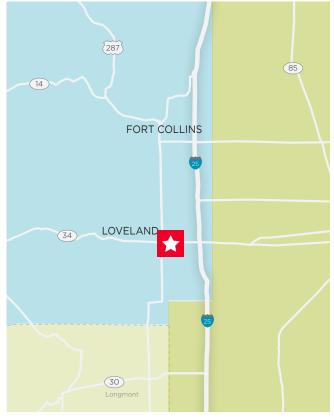


## Retail Space Available Lease Rate: \$24.00-\$25.00/SF NNN Operating Expenses: \$5.60/SF NNN

This highly visible retail space is available off Highway 34 and Madison Avenue in Loveland, Colorado. The high traffic counts and great building signage make this an attractive opportunity for retailers looking to enter or relocate into the trade area. The site sits on approximately 97 feet of frontage on Highway 34. There are 13 surface parking spaces available in addition to a cross access easement with the adjoining property. *Please see reverse for floorplan and aerial.* 

## **Property Features**

Building Size	2,400 SF
Space Available	1,230 SF
Site Size	.36 Acre
Year Built	1997
Parking	13 Spaces 5.9 : 1,000 SF
Zoning	В

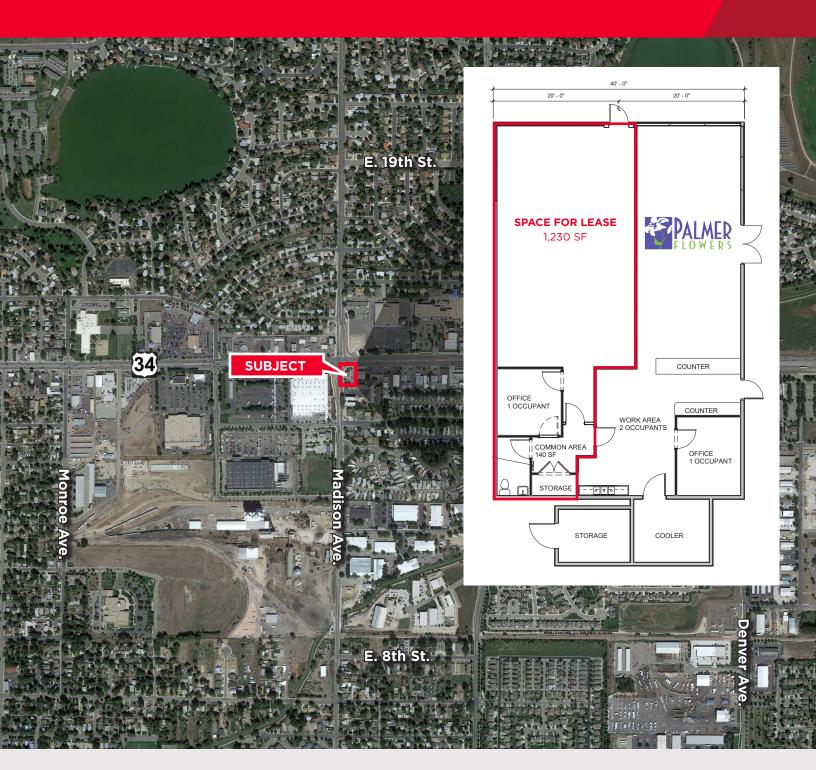




EOR LEASE

## 1300 E. Eisenhower Blvd.

Loveland, Colorado 80537



For more information, please contact:

Aki Palmer Director +1 970 267 7727 aki.palmer@cushwake.com 772 Whalers Way, Suite 200 Fort Collins, Colorado 80525

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

cushmanwakefield.com

Cushman & Wakefield Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.