

120 BOCKMAN DRIVE

Fort Collins, CO 80525

APPROX. 23,000 - 46,271 SF PRIME RETAIL SPACE AVAILABLE FOR LEASE



NATE HECKEL

Senior Director
+1 970 412 0225
nate.heckel@cushwake.com

AKI PALMER

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

COLE VANMEVEREN

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

TY MASHEK

Senior Associate
+1 303 525 3125
ty.mashek@cushwake.com



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PROPERTY SUMMARY

This free standing Retail Building is available for lease in Mid-town Fort Collins. This property is less than 1/2 mile to the proposed Foothills Mall redevelopment and Max regional transportation system and features ample parking spaces, high traffic counts and visibility from College Avenue, monument and building signage and countless nearby retail and restaurant amenities.

TOTAL AVAILABLE SIZE

23,000 - 46,271 SF

LEASE RATE

\$12.00/SF NNN

EST. NNN 2024

\$4.98/SF

CLEAR HEIGHT

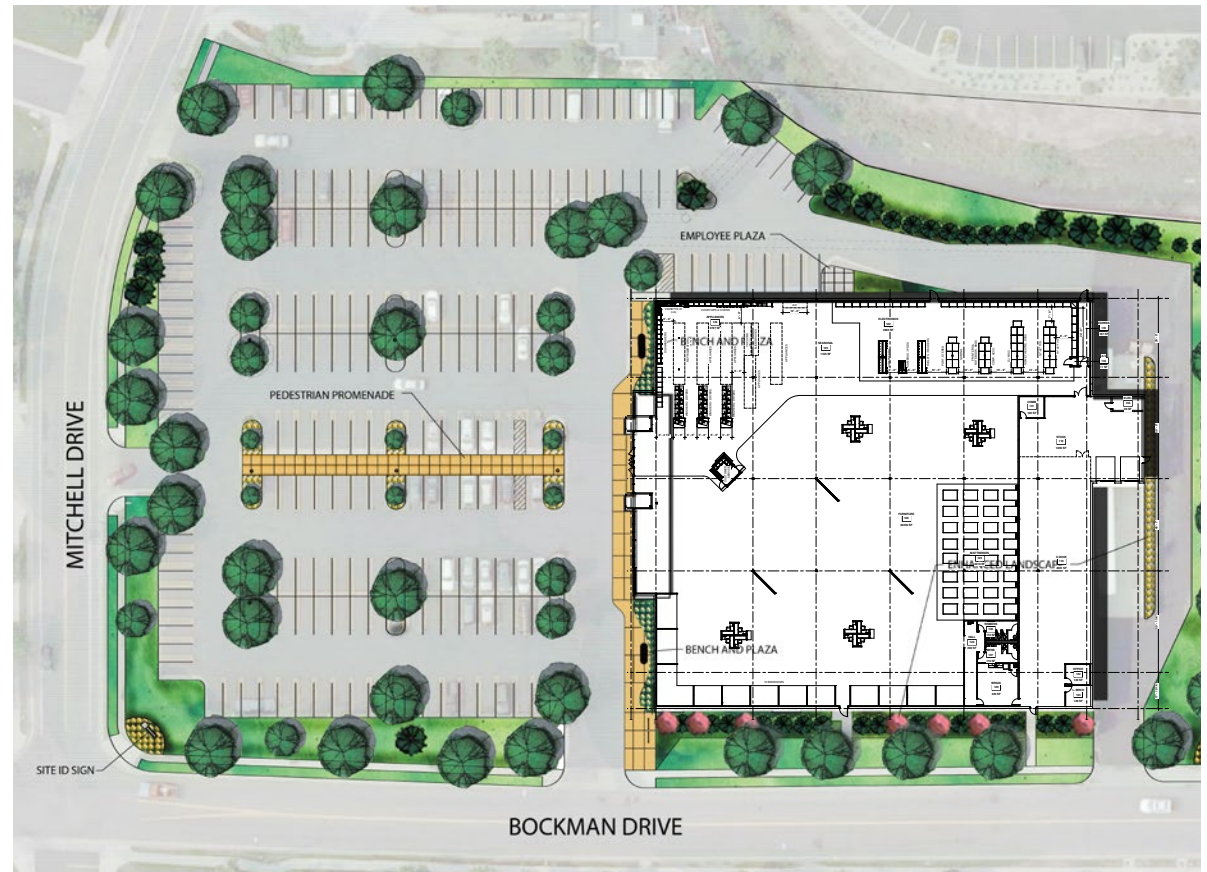
13'-15'

ZONING

[General Commercial District](#)

HIGHLIGHTS

- 221 Surface Parking Spaces
- High Front Facade
- Four Sides of Building Signage
- Free Standing Building



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PHOTOS



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Demographics

	2 Miles	5 Miles	10 Miles
2023 Population	48,601	173,693	301,790
2028 Pop. Projection	49,302	177,505	310,984
2023 Households (HH)	21,666	70,245	121,533
2028 HH Projection	22,043	71,876	125,364
Average HH Income	\$98,669	\$93,020	\$100,501
Daytime Employment	31,862	98,115	149,509

For additional information, please contact:

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