



2909 E. HARMONY ROAD #140

FORT COLLINS, COLORADO 80528



51,654 VPD - E. HARMONY ROAD



2ND GENERATION RESTAURANT



TURN-KEY RESTAURANT FOR SUBLEASE ON HARMONY ROAD

3,712 RSF | Sublease thru July 31, 2034
Asking: \$35.00/SF NNN

Endcap restaurant space, this space features a large eastern patio, terrific building signage, 10:1,000 parking and full kitchen infrastructure. This location is central to major employers including HP, Broadcom, Intel, AMD, RBC Advisors, The Group Inc. and more, and features some of the highest demographics and traffic counts in the City
Sublease Thru July 31, 2034

PROPERTY HIGHLIGHTS

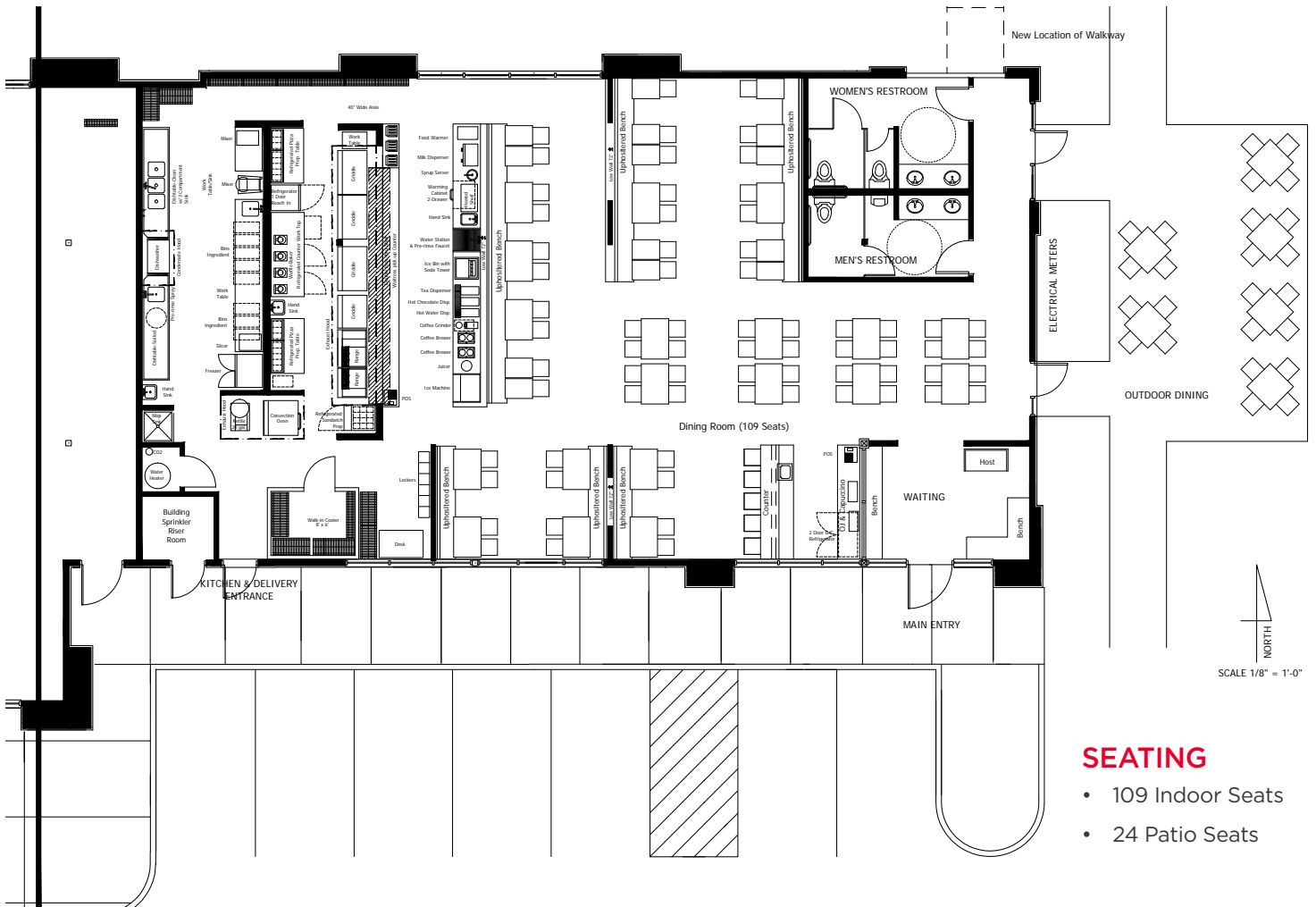
- 30 tons of HVAC (1:125 SF)
- 600 amp, 208v 3 Phase Electrical Service
- 2,000 gallon shared grease trap
- 1 1/4" water line
- 2 1/2" gas line
- 24' Type I Hood
- 62 parking spaces



2909 E. HARMONY ROAD #140

FORT COLLINS, COLORADO 80528

FLOOR PLAN



SEATING

- 109 Indoor Seats
- 24 Patio Seats

Demographics

	2 Miles	5 Miles	10 Miles
2024 Population	33,753	144,459	338,485
2029 Pop. Projection	35,482	154,066	365,610
2024 Households	13,324	57,352	134,312
2029 HH Projection	14,054	61,316	145,200
Avg. Household Income	\$131,648	\$117,681	\$108,488

Source: CoStar, 2023

Traffic Counts

E Harmony Road	51,705
Ziegler Road	22,186
S Timberline Road	26,946

Source: CDOT, 2022

AVAILABLE FOR SUBLEASE



2909 E. HARMONY ROAD #140

FORT COLLINS, COLORADO 80528





2909 E. HARMONY ROAD #140

FORT COLLINS, COLORADO 80528



For more information, please contact:

AKI PALMER
 Executive Managing Director
 +1 720 299 8733
 aki.palmer@cushwake.com

COLE VANMEVEREN
 Senior 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