

# KINTZLEY PLAZA

3101-3121 KINTZLEY CT., LAPORTE, CO 80535



## PROPERTY DESCRIPTION

Introducing 3101-3121 Kintzley Ct. in Laporte, CO, a prime commercial property offering a blend of convenience and visibility. This attractive site boasts ample parking, making it easy for clients and customers to access. Situated in close proximity to Fort Collins, this location provides the perfect balance of accessibility and tranquility. With great visibility, businesses can stand out and attract attention. This property is ideal for those seeking a strategic and customer-friendly location to take their business to new heights.

## PROPERTY HIGHLIGHTS

- Ample Parking
- Close to Fort Collins
- Great Visibility

## OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (MG)
Number of Units:	4
Available SF:	1,080 SF
Lot Size:	1 Acres
Building Size:	23,674 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	375	26,225	78,469
Total Population	875	62,879	192,537
Average HH Income	\$81,481	\$53,304	\$66,561



**COMMERCIAL ALLIANCE**  
Each office independently owned and operated

### NICHOLAS WHITWORTH

Commercial Broker  
970.482.1781  
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CO #EA100041986  
303.756.4747

125 S. Howes St | Suite 120  
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### BRICE BURKHARDT

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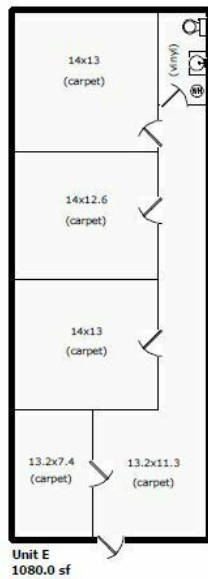
FOR LEASE

OFFICE BUILDING

ADDITIONAL PHOTOS

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3101 Kintzley Ct Unit E  
Laporte, CO  
Total Sq Ft: 1080



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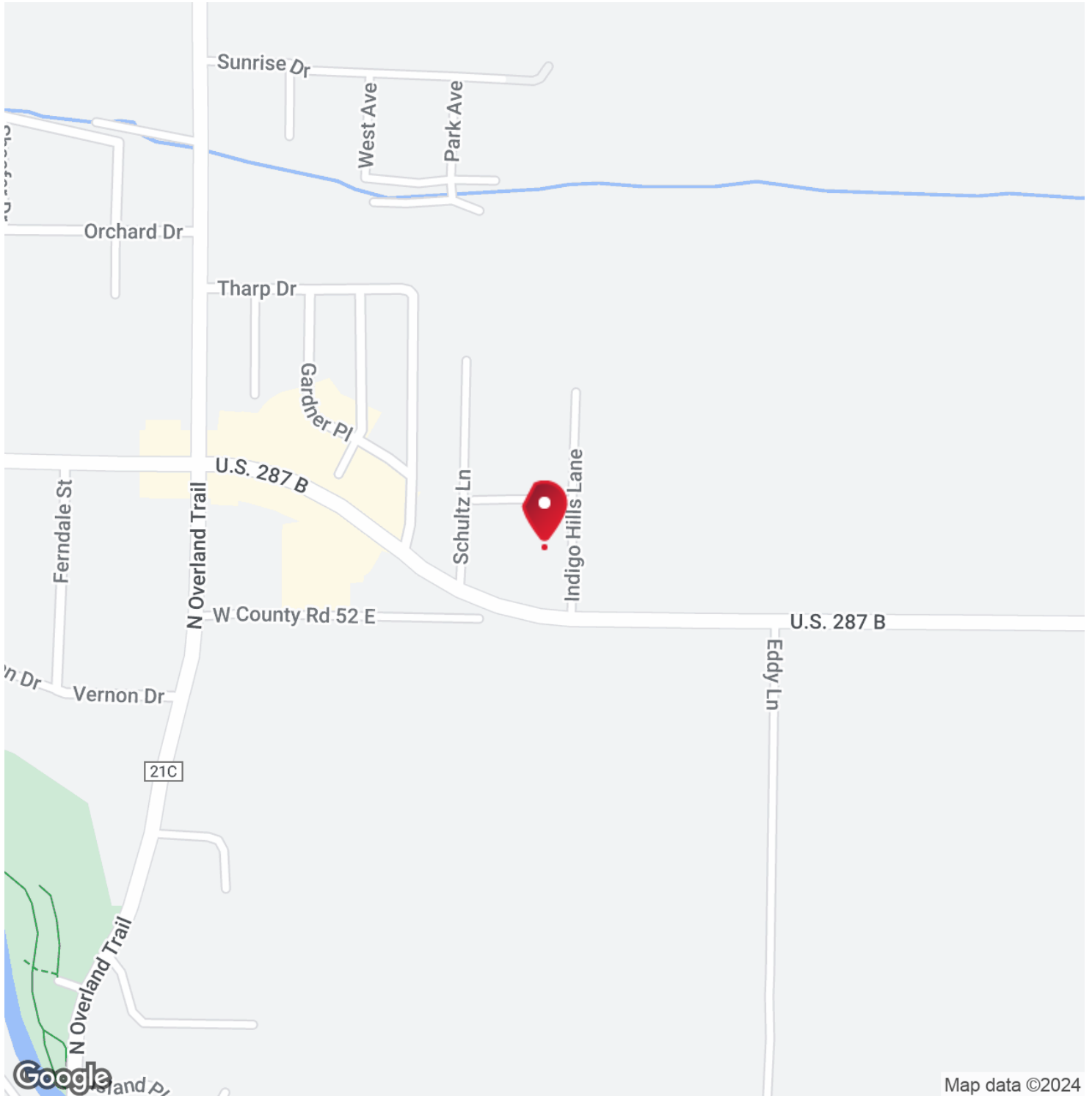
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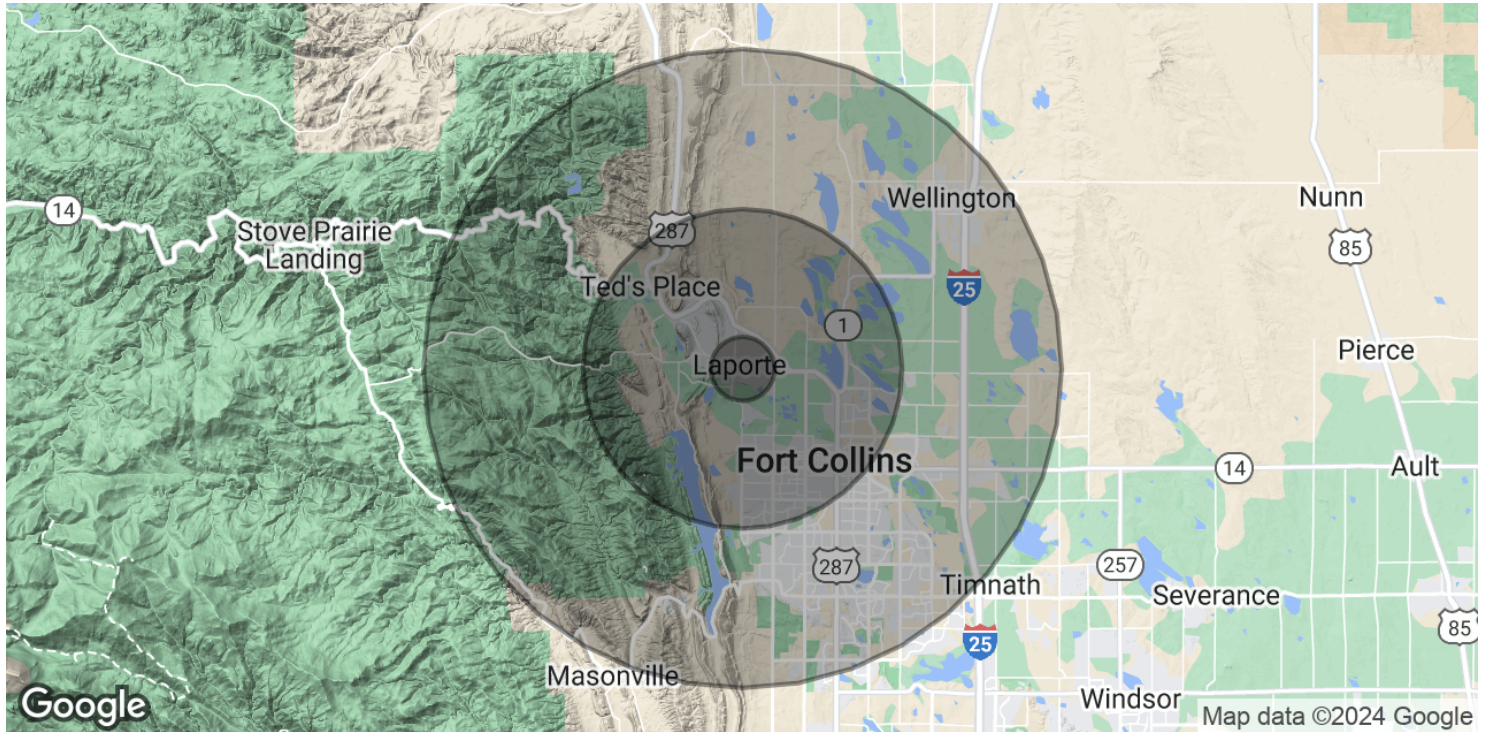
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	875	62,879	192,537
Average Age	40.7	28.7	32.6
Average Age (Male)	40.4	28.4	32.0
Average Age (Female)	41.1	29.5	33.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	375	26,225	78,469
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$81,481	\$53,304	\$66,561
Average House Value	\$315,229	\$262,704	\$273,435

2020 American Community Survey (ACS)



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