

NWC OF MULBERRY & GREENFIELD COURT FORT COLLINS, CO

.7-5.45 ACRES
AVAILABLE



DISCOUNTED BULK PRICING | CONTACT BROKERS FOR DETAILS

Located at Mulberry Street and Greenfield Court in Fort Collins, Colorado, this prime retail site offers four pad-ready parcels with full entitlements and infrastructure, ideal for ground lease or sale in a high-growth corridor. With strong visibility, access to a trade area of 300,000 residents, and proximity to Colorado State University, it presents a valuable opportunity for retailers seeking long-term stability and growth.

 **CUSHMAN &
WAKEFIELD**

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AVAILABLE**

PROPERTY HIGHLIGHTS

FLEXIBLE LOT SIZES

0.7 to 5.45 acres available for sale or lease

SUBDIVIDABLE PARCELS

Ideal for individual users seeking smaller acreage

STRATEGIC LOCATION

Situated at a signalized intersection with high traffic counts and excellent accessibility

MAJOR CORRIDOR EXPOSURE

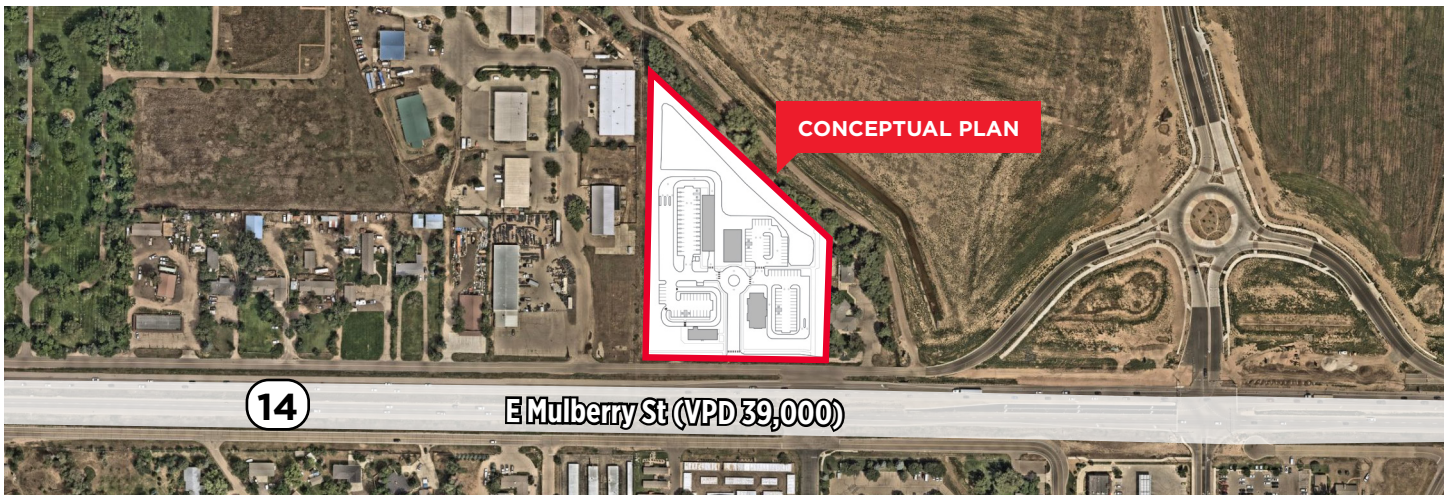
Positioned along the primary thoroughfare connecting I-25 to downtown Fort Collins and Colorado State University

BOOMING RESIDENTIAL GROWTH

Approximately 2,000 units planned in the nearby Bloom development, with several thousand more in the surrounding area

ZONING ADVANTAGES

Drive-thru uses permitted under [current zoning](#)



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,491	44,913	133,316
AVG. HOUSEHOLD INCOME	\$119,452	\$120,286	\$112,057
BUSINESSES	325	2,439	2,439
DAYTIME EMPLOYEES	3,304	30,939	100,530

FOR MORE INFORMATION, PLEASE CONTACT:

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