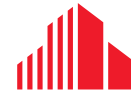


FOR SALE

4858 S COLLEGE AVENUE

FORT COLLINS, CO 80525



CUSHMAN & WAKEFIELD

PRICE REDUCTION



PAD SITE FOR SALE

SALE PRICE: ~~\$975,000~~

\$925,000

PROPERTY FEATURES

Parcel Size	1.15 Acres (50,225 SF)
Zoning	<u>General Commercial District (CG)</u>
Proposed Use	Retail, Business, Office, and many more

*Drive-Thru permitted with Type 2 Review

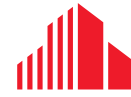
PROPERTY HIGHLIGHTS

- Opportunity for many uses subject to administrative review
- College Avenue exposure with high traffic counts
- Great location only a few blocks South of Harmony Road with car dealerships, offices, and retail sites close by

FOR SALE

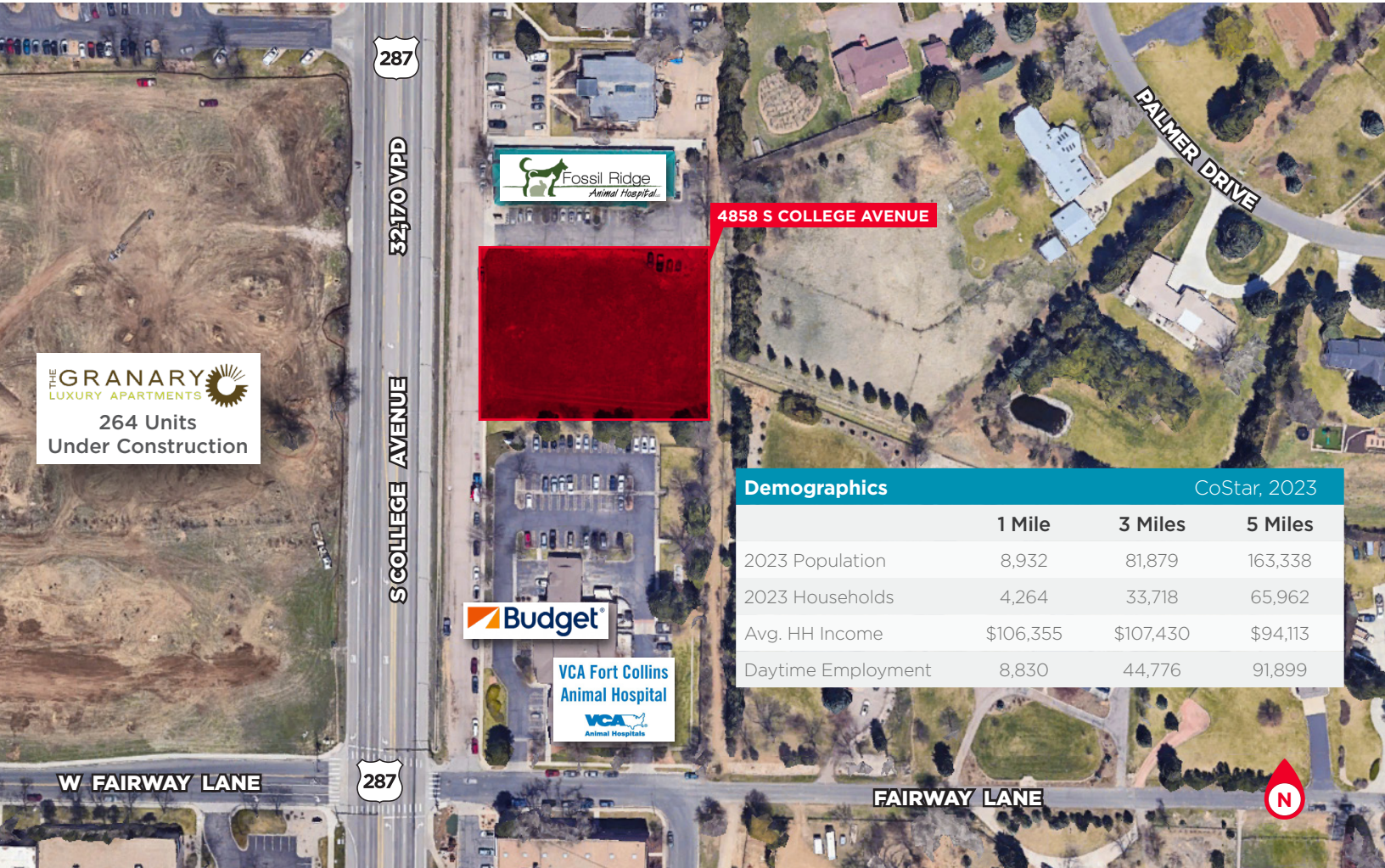
4858 S COLLEGE AVENUE

FORT COLLINS, CO 80525



CUSHMAN & WAKEFIELD

PRICE REDUCTION



Demographics	CoStar, 2023		
	1 Mile	3 Miles	5 Miles
2023 Population	8,932	81,879	163,338
2023 Households	4,264	33,718	65,962
Avg. HH Income	\$106,355	\$107,430	\$94,113
Daytime Employment	8,830	44,776	91,899



Contact

AKI PALMER

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

COLE VANMEVEREN

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

772 Whalers Way, Suite 200
 Fort Collins, Colorado 80525

+1 970 776 3900

cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS 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). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.