

JUNIOR ANCHOR RETAIL SPACE WITHIN THE HARMONY SCHOOL SHOPS CENTER

FOR LEASE
2216 E. HARMONY ROAD,
FORT COLLINS, CO 80528



FORT COLLINS' BUSIEST INTERSECTION - HARMONY ROAD & TIMBERLINE ROAD.
BENEFIT FROM NEARLY 100,000 VPD AT THE ADJACENT INTERSECTION!

For more information:

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NAIAffinity

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PROPERTY OVERVIEW

2216 E. HARMONY ROAD, FORT COLLINS, CO 80528

Outstanding opportunity to position your business in a high-visibility junior anchor space along one of Fort Collins' busiest and most desirable retail corridors. Located within the Harmony School Shops retail center near the NEC of Harmony Road and Timberline Road, this space benefits from exceptional traffic, strong co-tenancy, and easy access.

Join an impressive mix of national and regional retailers including 24 Hour Fitness, AutoZone, Chipotle, Mad Greens, Walgreens, and more. The center serves Fort Collins' rapidly growing and affluent southeast neighborhoods, offering excellent demographics and consistent consumer demand.

The space offers flexible configurations and can be demised to approximately 10,000± RSF.



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PROPERTY HIGHLIGHTS

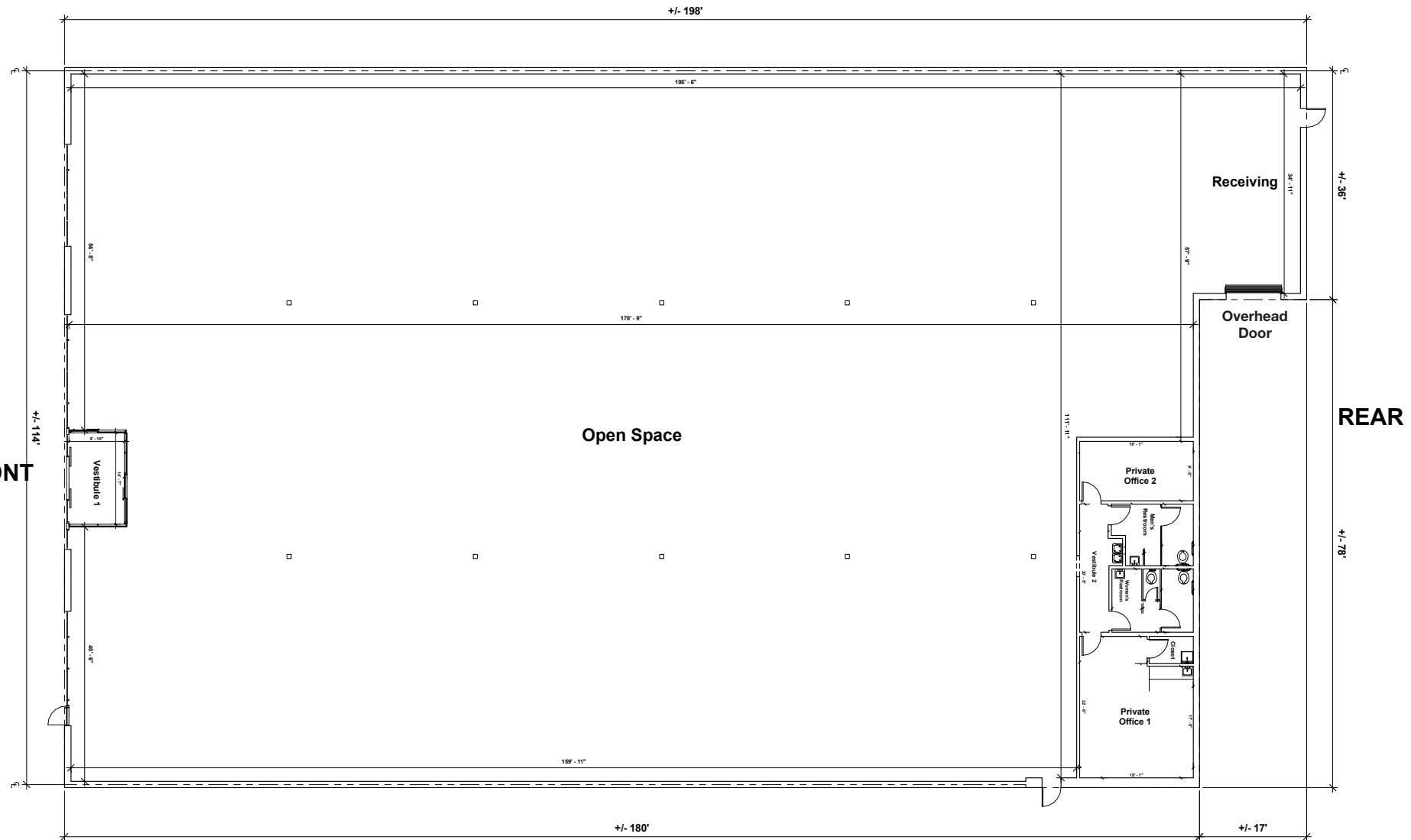
- Fully built-out as big box retail space
- Located in-line with other retail
- Central air and heating
- Open floor plan - Perfect for any retail tenant
- Ample parking available
- Located near prominent high-tech and healthcare employers

| | |
|----------------|------------------------------------|
| SIZE AVAILABLE | 10,000± RSF up to 21,116± RSF |
| LEASE RATE | Starting from \$12.00 / SF NNN |
| NNN'S | \$9.00 / SF |
| PARKING | 250 surface spaces 3.23 / 1,000 SF |
| CLEAR HEIGHT | 19' 10"± |
| ZONING | Harmony Corridor District (H-C) |

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FLOOR PLAN

Width - 114'±
Depth - 198'±



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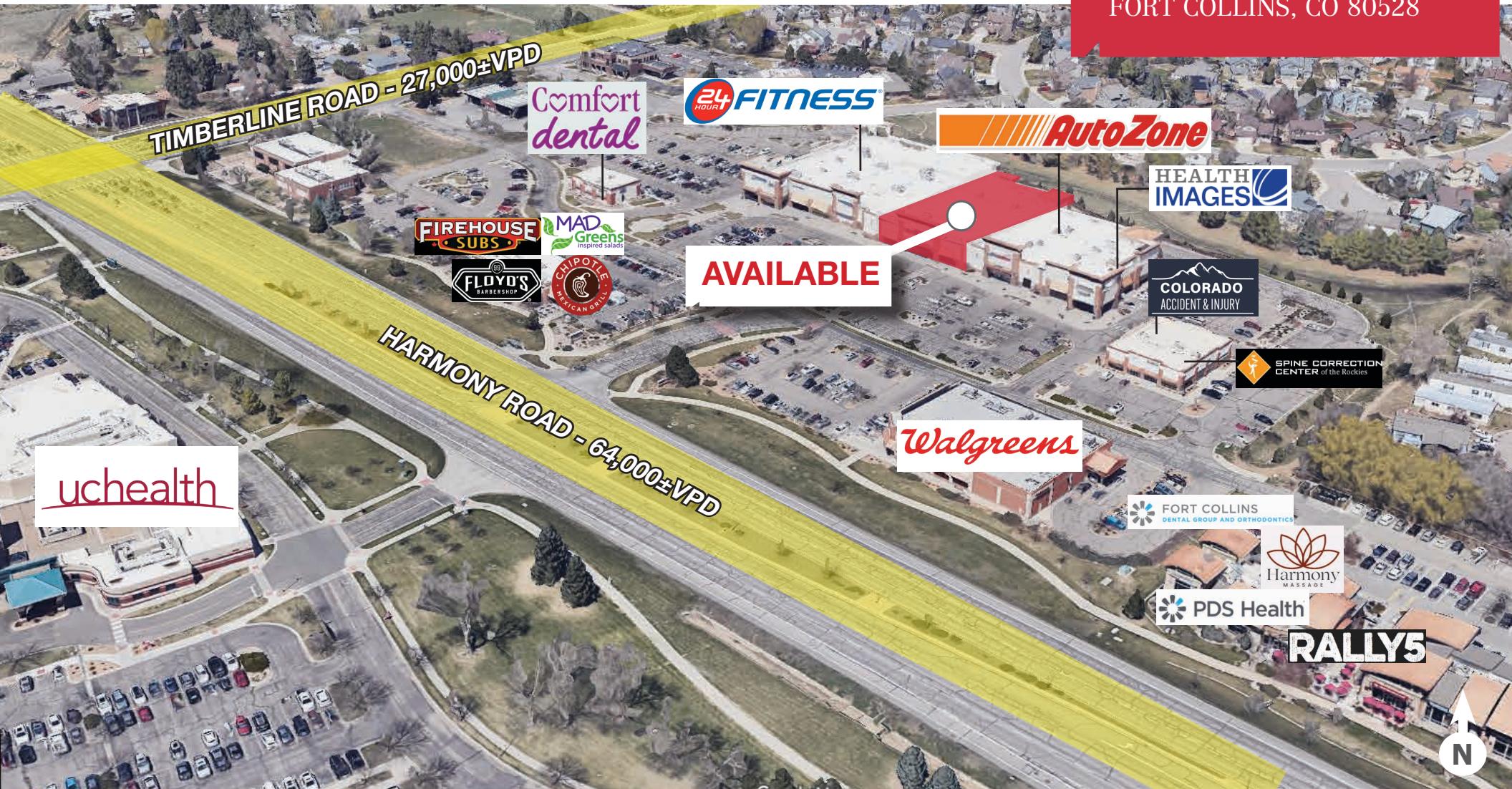
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LOCATION MAP

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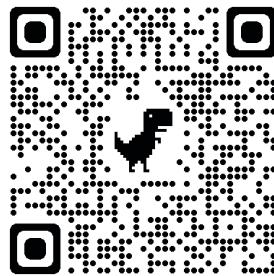


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up to
21,116± RSF



VIRTUAL TOUR:



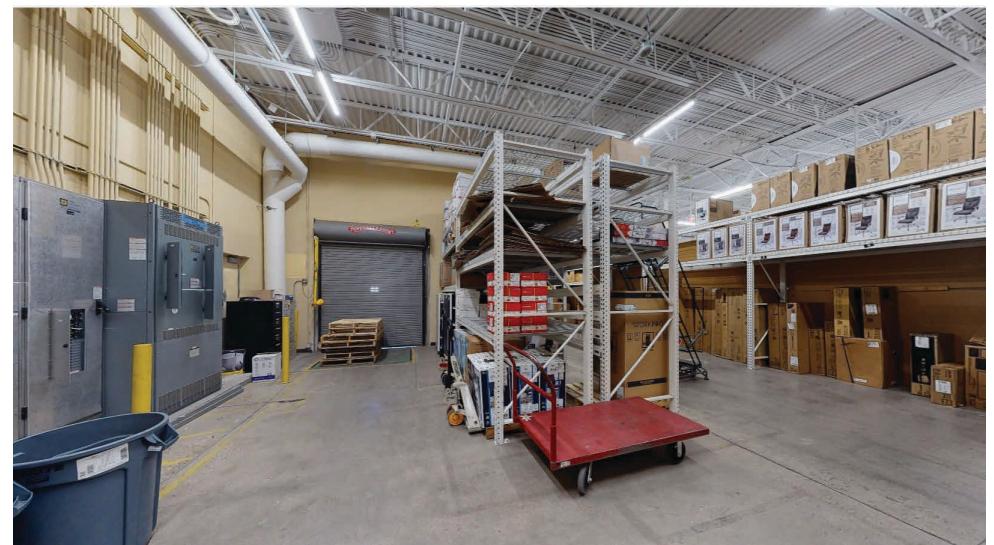
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INTERIOR PHOTOS - [CLICK HERE FOR VIRTUAL TOUR](#)



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DEMOGRAPHICS & GROWTH TRENDS

| | 1-MILE | 3-MILES | 5-MILES |
|---------------------------|-----------|-----------|-----------|
| 2025 Est. Population | 12,144 | 73,324 | 164,238 |
| 2030 Projected Population | 11,984 | 74,868 | 170,188 |
| 2025 Est. Avg. HH Income | \$137,028 | \$134,507 | \$129,093 |
| Median Age | 40.6 | 37.5 | 34.1 |
| Daytime Employment | 15,566 | 51,483 | 114,651 |

Source: Site To Business - October 2025

STRONG JOB MARKET

Fort Collins has a robust economy with major employers in sectors like technology, education, healthcare, and finance, attracting professionals and tradespeople.

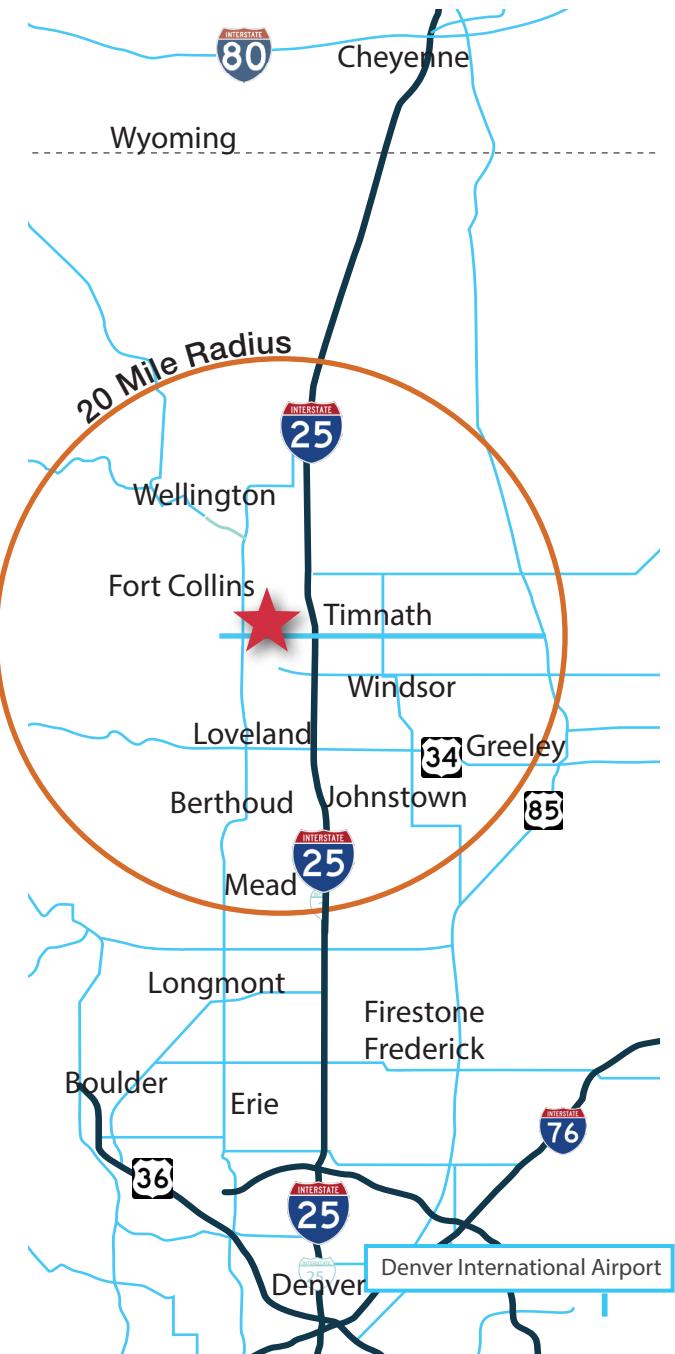
ROBUST POPULATION GROWTH IN NORTHERN COLORADO CORRIDOR

Fort Collins sits in one of Colorado's fastest-growing regions along the I-25 corridor between Denver and Cheyenne. The city and surrounding Larimer County have experienced consistent population growth, expanding the customer base while maintaining a manageable competitive retail landscape.



Population of approximately 982,000±

(30 mile radius from I-25 and US 34)



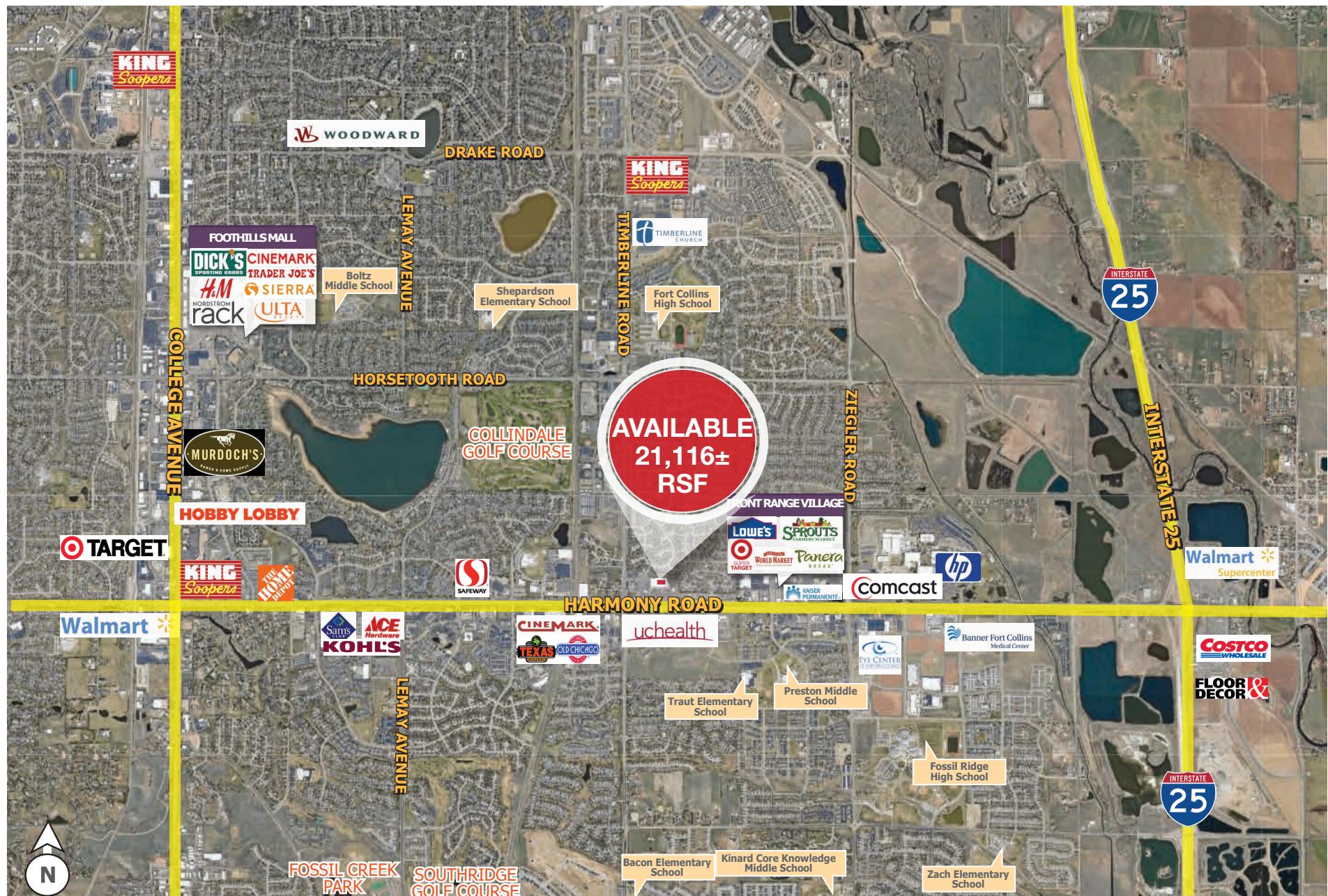
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