



**PROPERTY TRUST**

"We are where you are"

# MULBERRY & LEMAY CROSSING

1281 East Magnolia St., Fort Collins, Colorado 80524



**18,988**  
TOTAL SQUARE FT.

**C**  
ZONING

**32,844**  
TRAFFIC COUNTS

## DEMOGRAPHICS

RADIUS

POPULATION

AVG HH INCOME

1 MILE

4,532

\$55,129

3 MILES

71,804

\$60,052

5 MILES

148,326

\$68,313

## TENANTS/AVAILABLE

- |                     |                                       |
|---------------------|---------------------------------------|
| 1. AT&T             | 6. Dairy Queen                        |
| 2. SuperCuts        | 7. GameStop                           |
| 3. Silver Mine Subs | 8. Papa John's                        |
| 4. The UPS Store    | 9. Verizon Wireless                   |
| 5. Qdoba            | 10. <b>AVAILABLE</b><br>4,100 Sq. Ft. |

