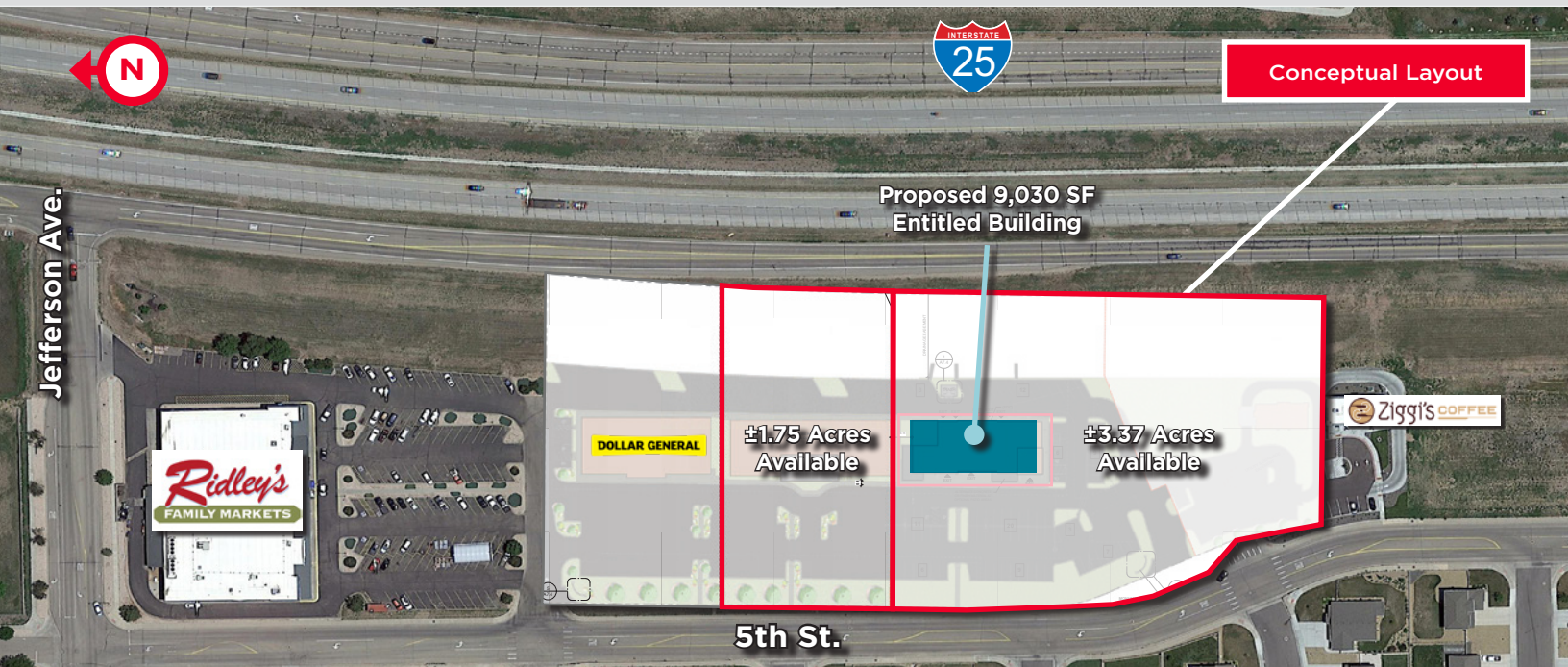




GROCERY ANCHORED RETAIL DEVELOPMENT

9,030 SF ENTITLED BUILDING FOR SALE | \$1,200,000

Land Available For Sale | Contact Broker For Pricing





*Conceptual Rendering
9,030 SF Entitled Building*

PROPERTY HIGHLIGHTS

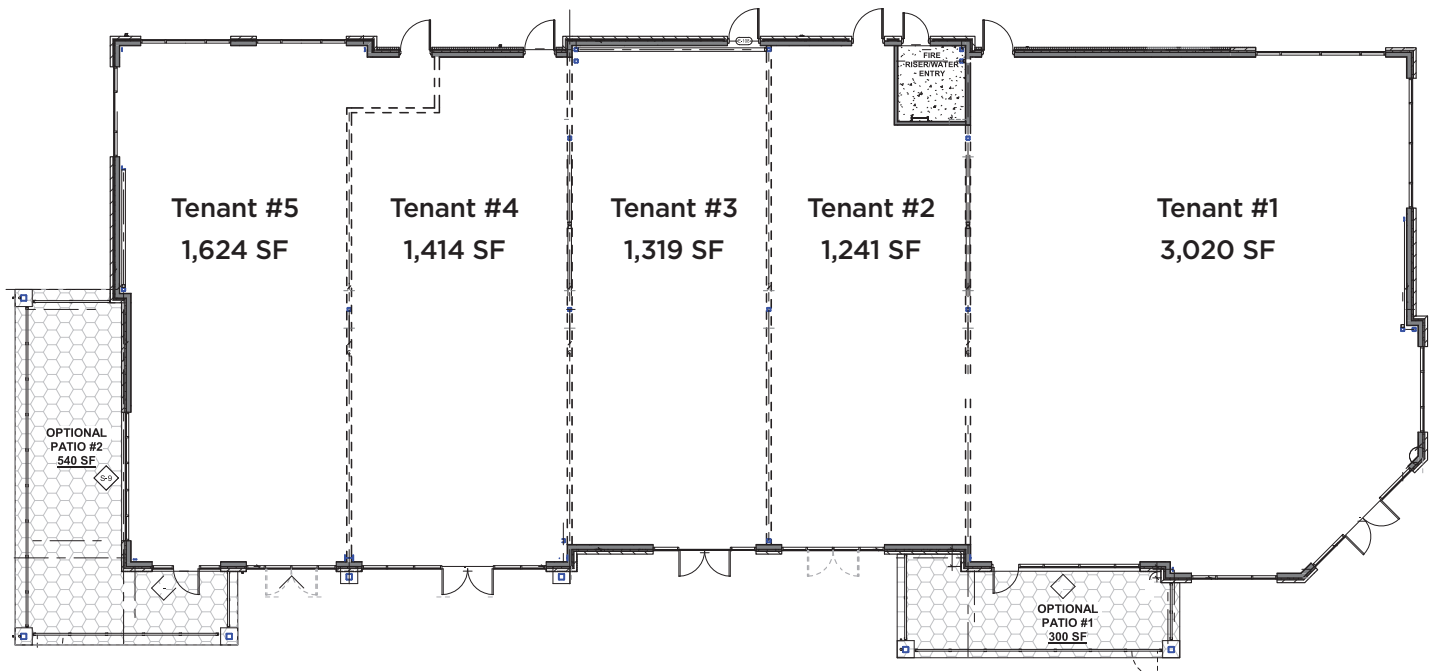
- 9,030 SF Entitled Building Available
- C-3 Highway commercial zoning
- Fully sprinkled
- 5 : 1,000 SF Parking ratio

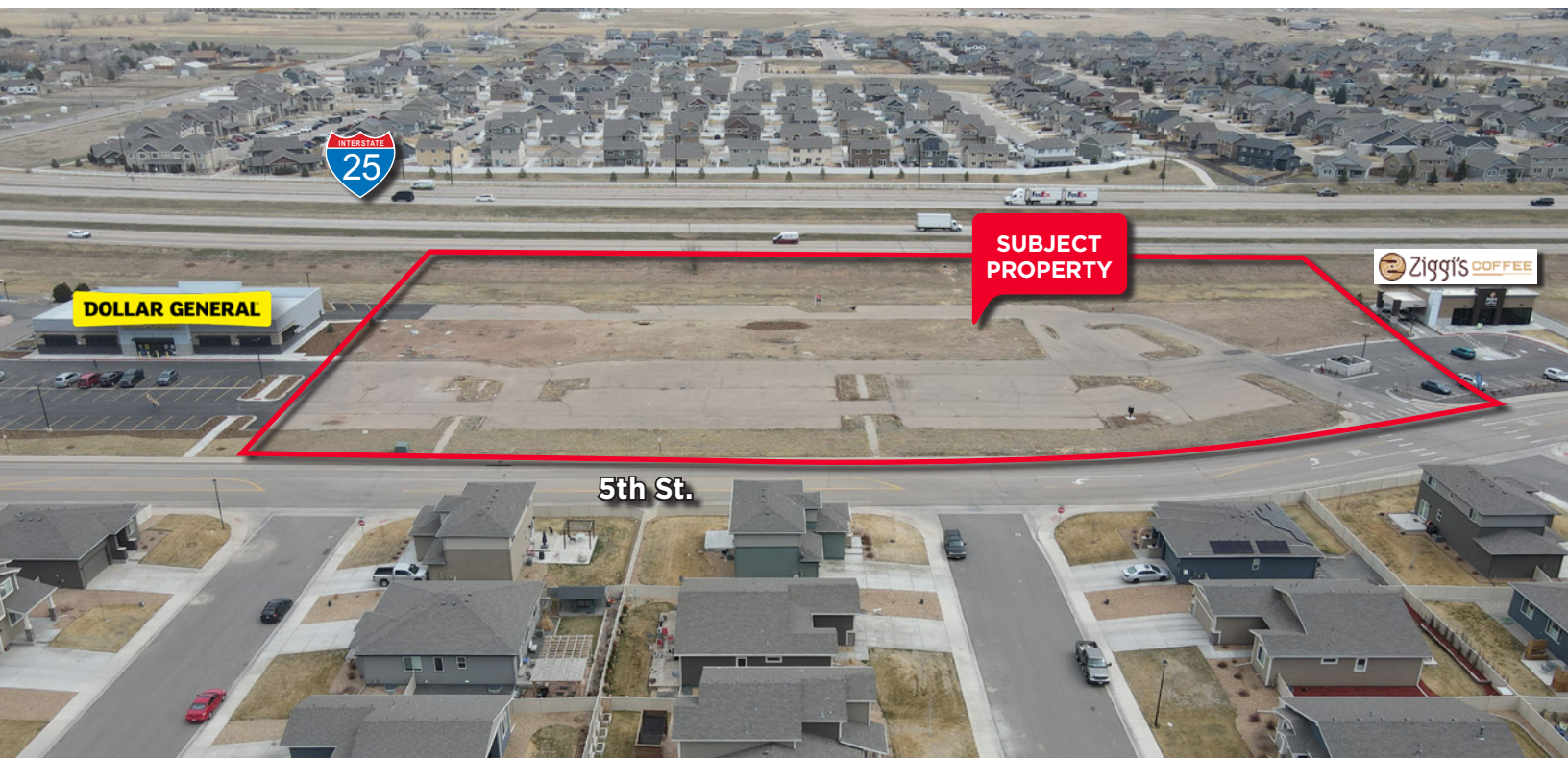
DEMOGRAPHICS

CoStar, 2022

	1 Mile	3 Miles	5 Miles
2022 Population (Pop.)	6,727	10,641	12,904
2027 Projected Pop.	7,611	11,884	14,353
2022 Households (HH)	2,537	3,980	4,811
2027 Projected HH's	2,887	4,474	5,382
Avg. HH Income	\$106,436	\$115,510	\$116,019

FLOOR PLAN | (9,030 SF ENTITLED BUILDING)





This retail development is located in the heart of Wellington, Colorado, a growing submarket of Fort Collins. Anchored by the only supermarket in the region and paired with highway visibility to nearly 30,000 daily cars on I-25, this property has an unbeatable location. With this multi-building development, many options exist to serve a variety of businesses.

Come to Wellington and be a part of the city's best opportunity before it's too late.



For more information, please contact:

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