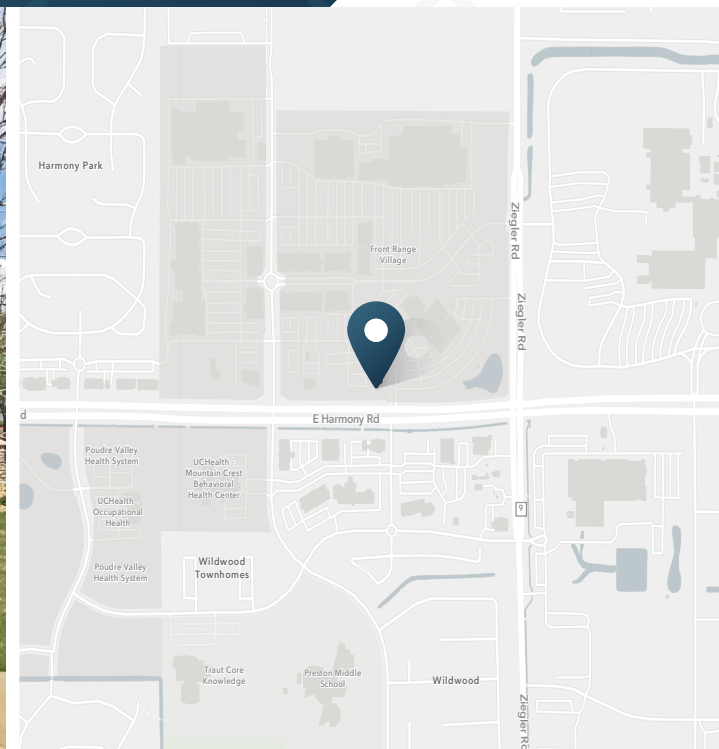


Restaurant / Retail Available

2880 E Harmony Rd | Fort Collins, CO 80528



FOR SALE OR LEASE



AVAILABLE

6,607 SF

LOT SIZE

1.61 acres

LEASE RATE

\$34.00/SF

NNN

Self maintain at \$17,805.72 reimbursement to center

SALE PRICE

\$2,800,000

ABOUT THE PROPERTY

- Freestanding building with great visibility on Harmony Rd
- Fully built-out restaurant space
- Out-parcel of the strong performing Front Range Village power center
- High daytime population from nearby office/medical users

TRAFFIC COUNTS

Harmony Rd: e/o Ziegler Rd	52,699 VPD
Harmony Rd: w/o Ziegler Rd	73,495 VPD
Ziegler Rd: n/o Harmony Rd	28,922 VPD

Year: 2023 | Source: City of Fort Collins

CONTACT

Tami Lord | 303.390.5244
tami.lord@srsre.com

JOIN THESE RETAILERS



DEMOGRAPHICS

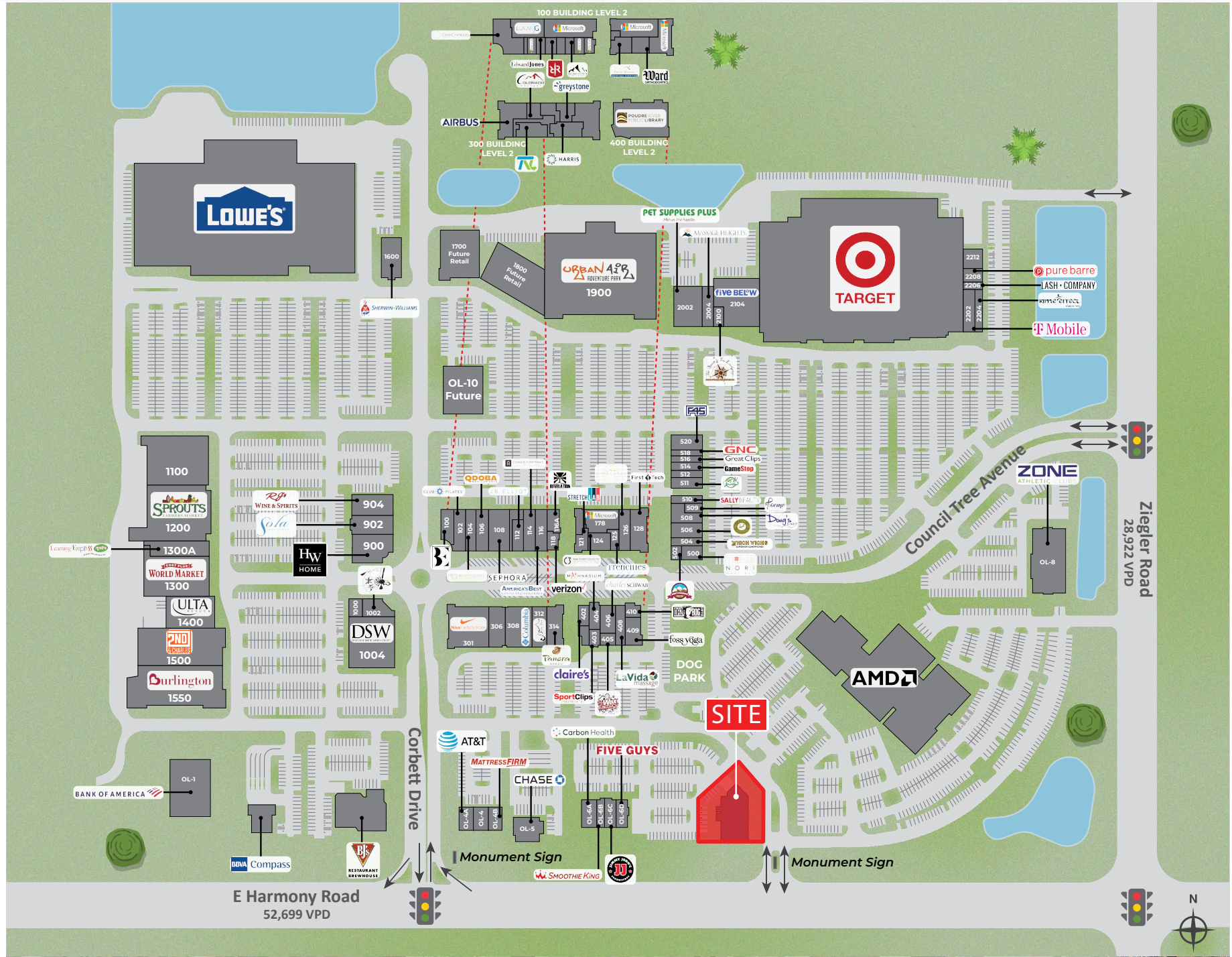
	1 Mile	3 Miles	5 Miles
Population	10,508	61,716	147,951
Daytime Population	16,008	68,604	156,788
Avg. Household Income	\$122,256	\$134,225	\$126,376
Estimated Households	4,231	25,272	58,806

Year: 2023 | Source: Esri



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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2023 Estimated Population	10,508	61,716	147,951
2028 Projected Population	10,326	63,321	156,694
Projected Annual Growth 2023 to 2028	-0.35%	0.51%	1.15%

Daytime Population

2023 Daytime Population	16,008	68,604	156,788
Workers	11,435	42,764	91,664
Residents	4,573	25,840	65,124

Income

2023 Est. Average Household Income	\$122,256	\$134,225	126,376
2023 Est. Median Household Income	\$91,253	\$94,758	\$85,558

Households & Growth

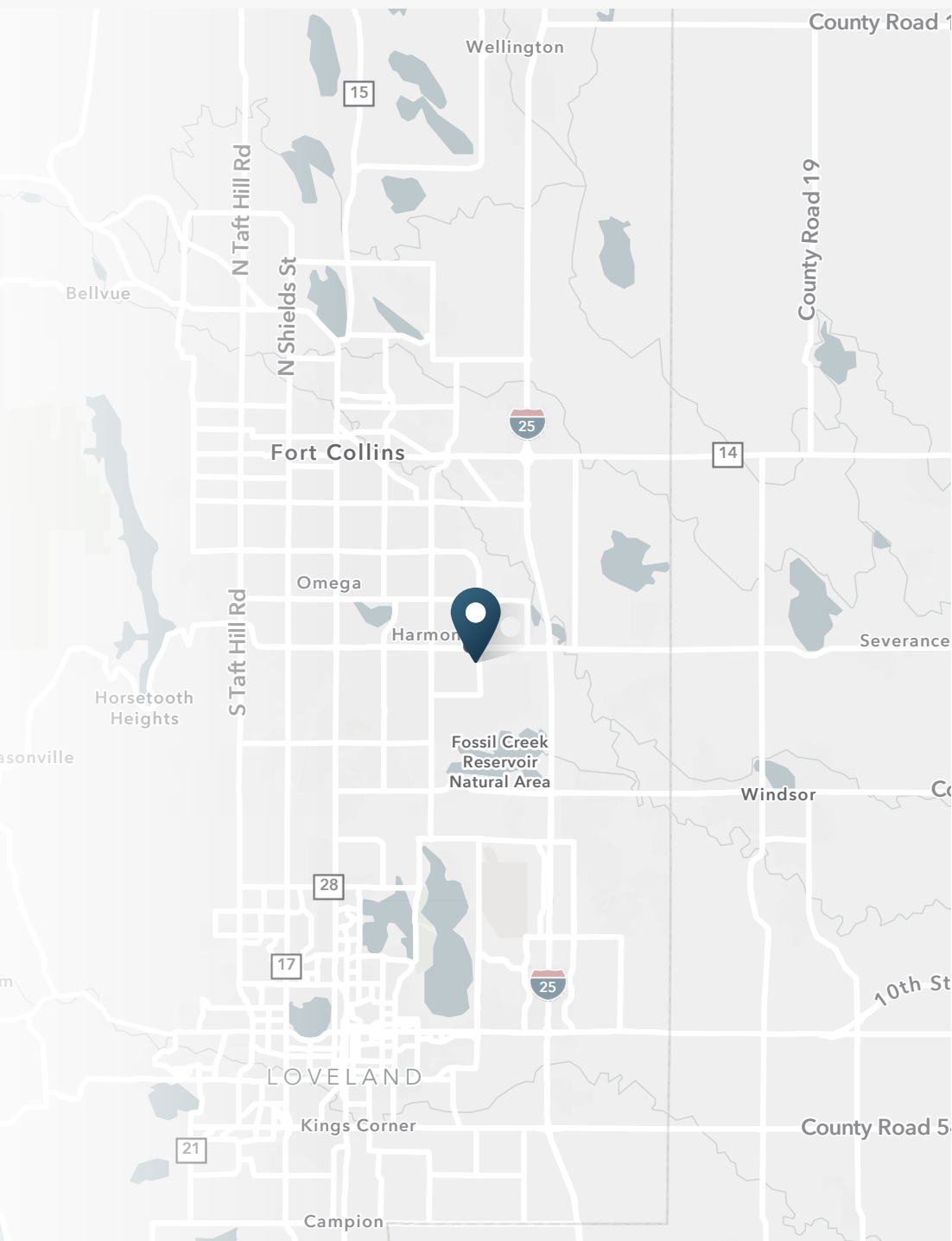
2023 Estimated Households	4,231	25,272	58,806
2023 Projected Households	4,229	26,210	62,950
Projected Annual Growth 2023 to 2028	-0.01%	0.73%	1.37%

Race & Ethnicity

2023 Est. White	74%	80%	80%
2023 Est. Black or African American	1%	1%	1%
2023 Est. Asian or Pacific Islander	4%	5%	4%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	7%	3%	4%
2023 Est. Hispanic	19%	12%	13%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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