



**BROKERAGE
DISCLOSURE**



Size: 6,115 SF / Year Built: 1995 / Land Size: 1.26 AC

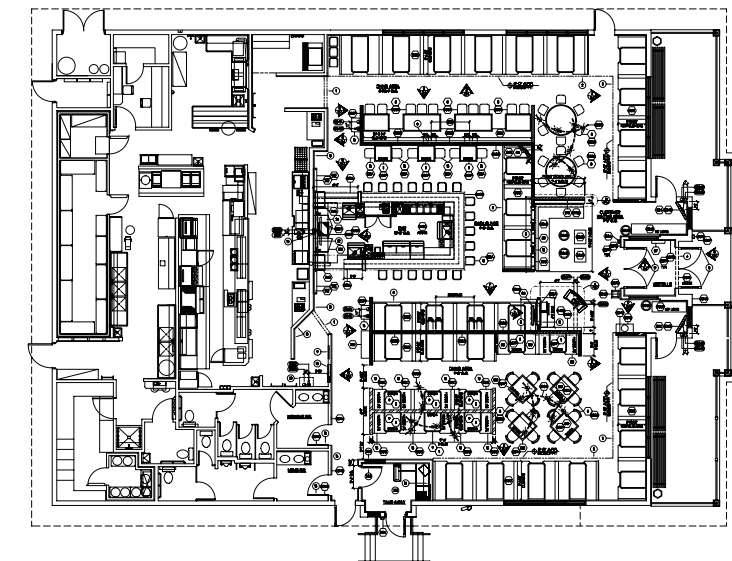
— Contact Broker for Pricing —

807

E. Harmony Rd.
Fort Collins, CO 80525

FOR SUBLEASE

Sublease Expiration:
3/31/36



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	10,061	96,484	168,378
Total Daytime Population	13,139	102,958	179,824
Average HH Income	\$103,524	\$104,242	\$94,303

ESRI 2023 Estimates

TRAFFIC COUNTS

E. Harmony Rd. East of Boardwalk Dr.	40,913 VPD - 2025
E. Harmony Rd. West of Boardwalk Dr.	36,709 VPD - 2024
Boardwalk Dr. South of E. Harmony Rd.	11,860 VPD - 2024

MPSI 2024 & 2025 Estimates

* Freestanding restaurant

* Outparcel of Ft. Collins Shopping Center – power center anchored by Sam's Club & Kohl's

* Retail and hospitality dense corridor

* FF&E included

* Fort Collins taxes — \$60,919

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