

Ground Lease, Build-to-Suit or Sale Pad

1520 E Mulberry Street | Fort Collins, CO 80524



AVAILABLE

0.50 - 1.19 Acres

PRICING

Call Broker

CITY/COUNTY

Fort Collins/Larimer

ZONING

Commercial Corridor

ABOUT THE PROPERTY

- Rare 0.50 - 1.19 acre site along Mulberry Street
- Join Take 5 Oil and Shell Gas. Shadow anchored by Walmart and Home Depot
- Easy ingress and egress with full movement intersections into the site
- Zoning in place allows for automotive uses and drive thrus

TRAFFIC COUNTS

E Mulberry St

38,000 VPD

S Link Lane

7,500 VPD

Year: 2025 | Source: esri

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,119	85,313	165,685
Daytime Population	15,588	109,137	185,417
Avg. Household Income	\$99,563	\$102,995	\$109,814
Estimated Households	2,093	34,082	69,480

Year: 2025 | Source: esri

CONTACT

Patrick McGlinchey

210.303.3149

patrick.mcglinchey@srsre.com

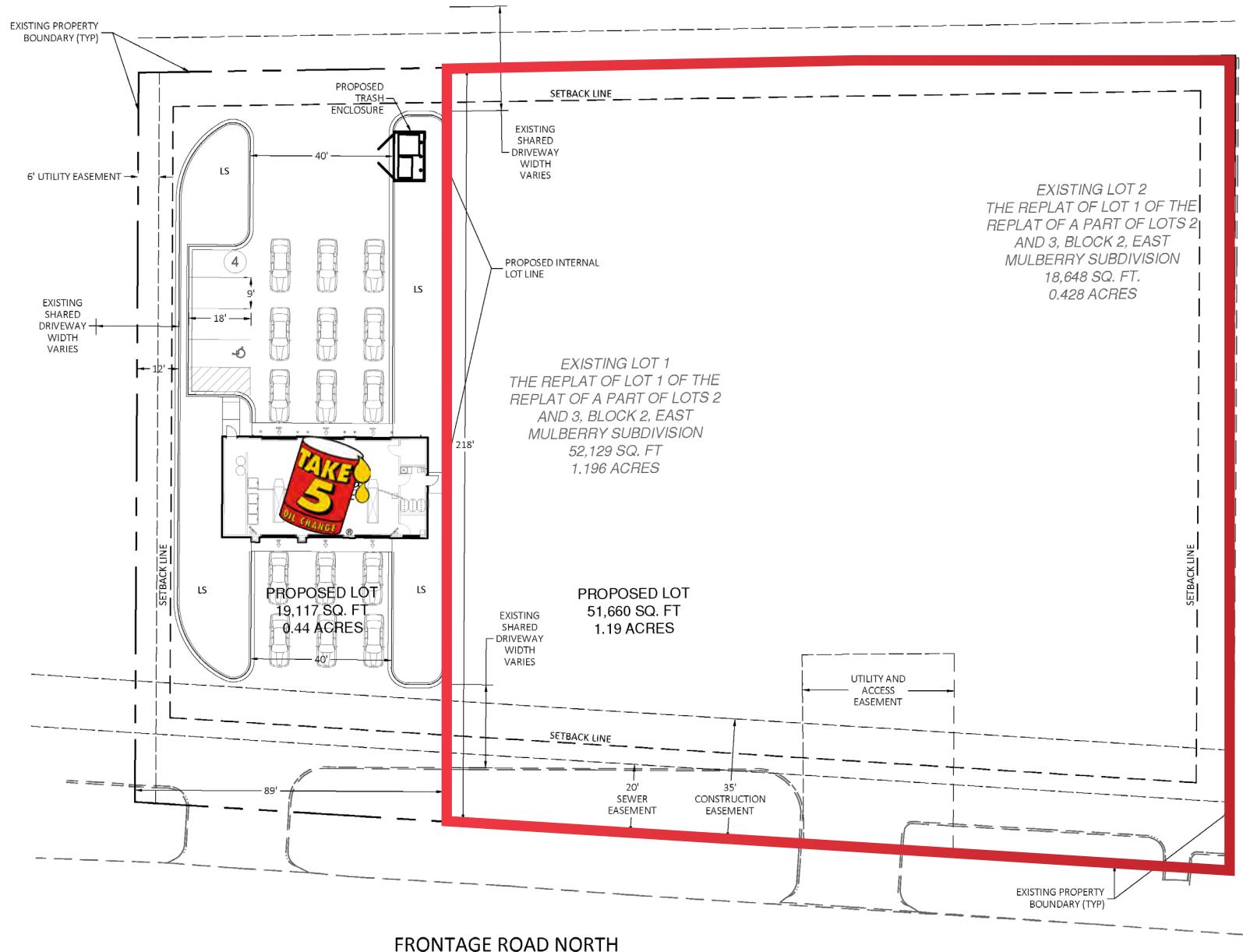
Justin Gregory

303.803.7170

justin.gregory@srsre.com

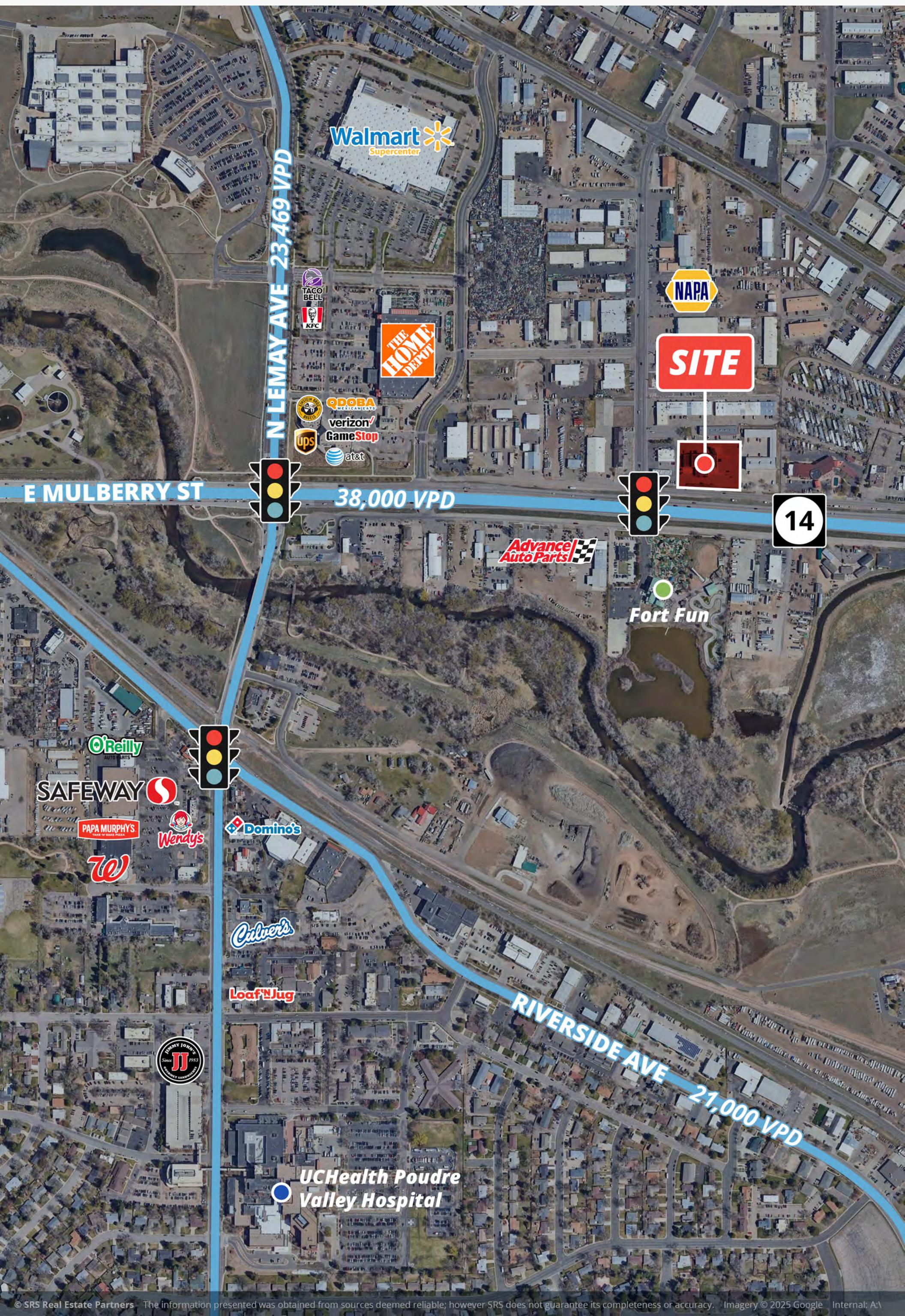
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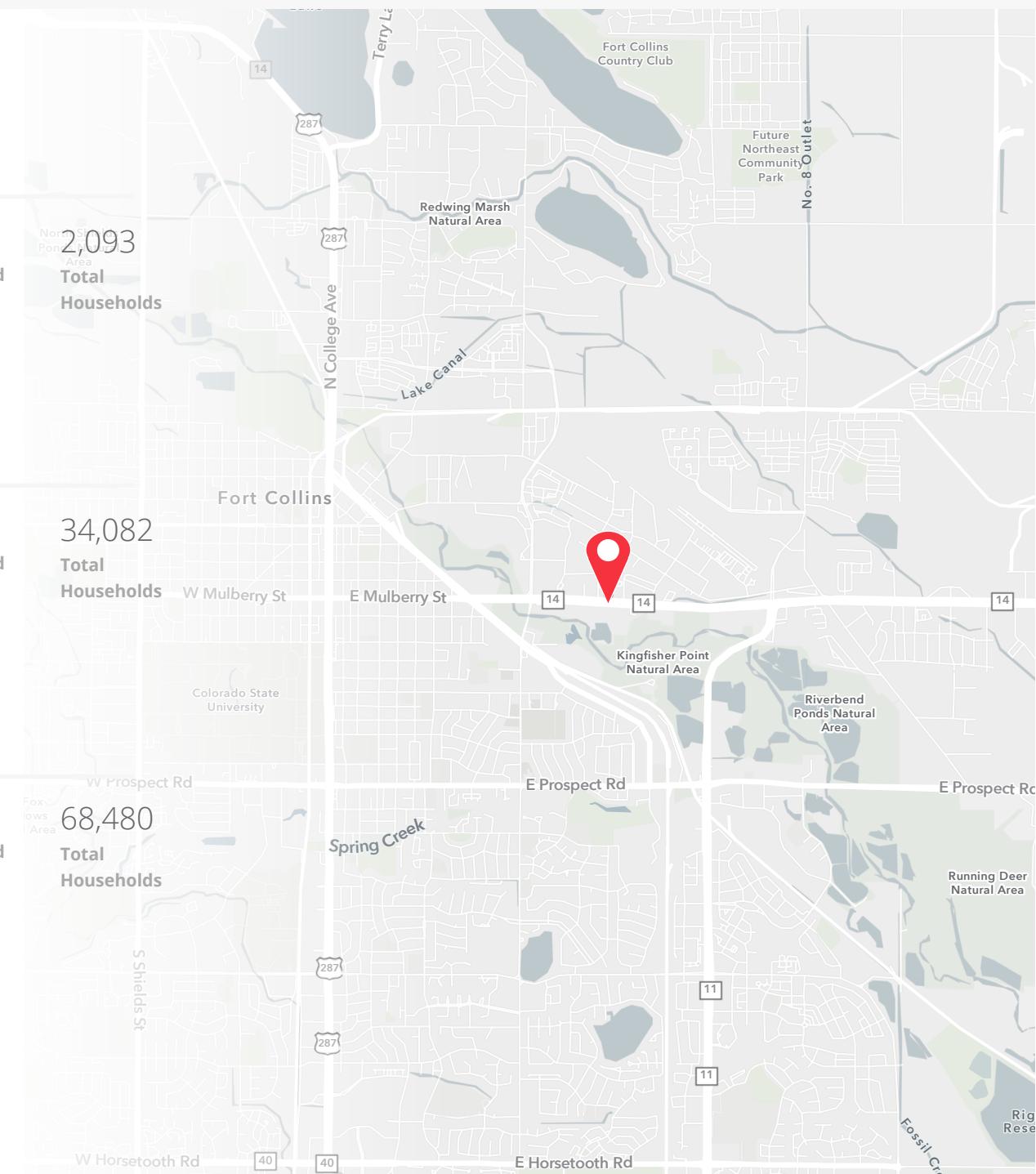
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DEMOGRAPHIC HIGHLIGHTS

1 MILE

5,119	15,588	\$99,563
Population	Total Daytime Population	Average Household Income



3 MILES

85,313	109,137	\$102,995
Population	Total Daytime Population	Average Household Income

5 MILES

165,685	185,417	\$109,814
Population	Total Daytime Population	Average Household Income

SOURCE





SRS

SRS Real Estate Partners
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

Patrick McGlinchey

210.303.3149
patrick.mcglinchey@srsre.com

Justin Gregory

303.803.7170
justin.gregory@srsre.com

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