



STAND-ALONE RESTAURANT

PROPERTY TYPE: **RESTAURANT**

AVAILABLE: **4,620 SF**

SALE PRICE: **\$1,800,000**

LEASE RATE: **\$30/SF NNN**

FEATURES:

- Rare stand-alone restaurant opportunity
- Prime location with high visibility along College Avenue
- Features abundant parking (10 spaces per 1,000 SF)
- Situated on a 0.82-acre lot
- Spacious dining area with a centrally located bar

VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM

KYLAN FETZER Broker
970.800.1986
kfetzer@realtec.com

ERIK BROMAN Broker/Partner
970.420.1445
broman@realtec.com

FEATURED PROPERTY

4306 S. COLLEGE AVE. • FORT COLLINS, CO 80525

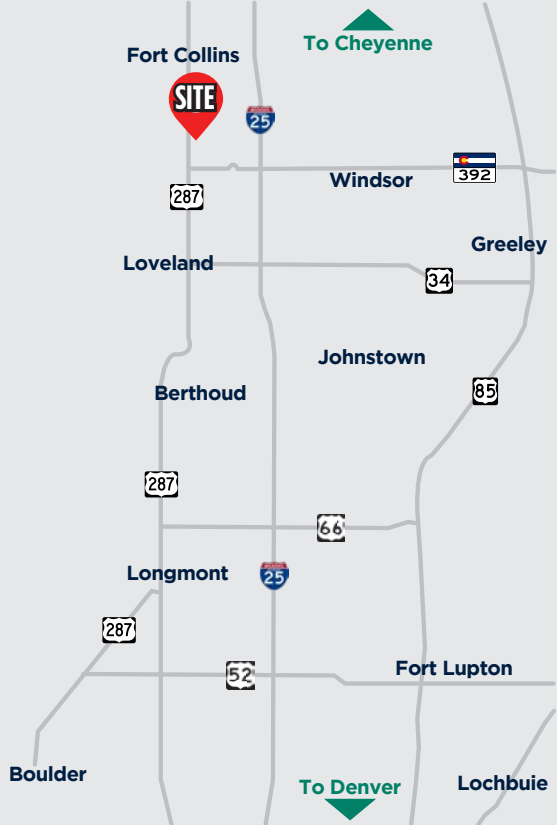


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SITE LOCATION & DEMOGRAPHICS 4306 S. COLLEGE AVE. • FORT COLLINS, CO 80525



FRONT RANGE CORRIDOR BY THE NUMBERS

	3 MILE	5 MILE
POPULATION	96,636	169,904
HOUSEHOLDS	42,822	73,111
5-YEAR GROWTH RATE	0.56%	0.47%
AVERAGE HH INCOME	\$122,937	\$117,885

Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900



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