



**PRIME FORT COLLINS OFFICE/RETAIL SPACE**

FOR LEASE  
**925 EAST  
 HARMONY ROAD**  
 FORT COLLINS, COLORADO 80525

**SUITE 500**

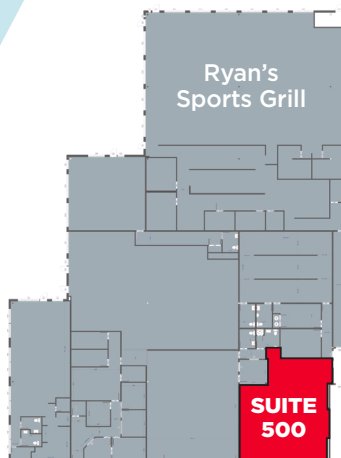
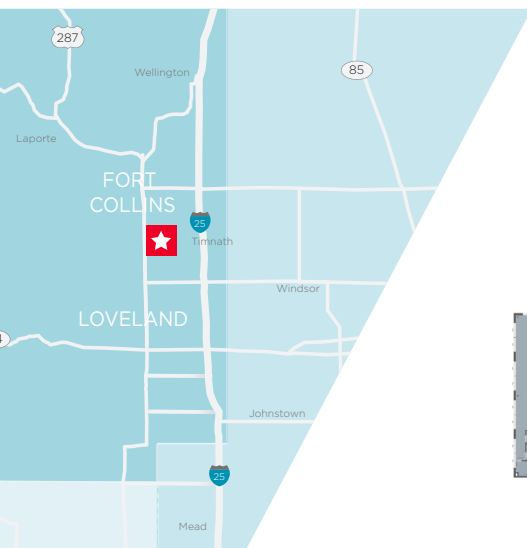
**2,044 SF**

**LEASE RATE  
 \$12/SF NNN \$8.31/SF**

**GREAT CO-TENANCY**

- Ryan's Sports Grill
- Nimo's Sushi
- Bui Nails
- Sam's Club
- Kohl's
- Red Robin
- First Bank
- Outback Steak House
- Ace Hardware
- Outpost Sunsport
- Guitar Center
- Subway

*Please see reverse for aerial, site plan, demographics and traffic counts.*



**PROPERTY HIGHLIGHTS**

- Located within the 250,000 SF Harmony Market power center
- Great proximity to a strong employment base including Advanced Energy Industries, Anheuser Busch, Banner Health and others
- High traffic volume along Harmony Road (55,821 VPD)
- Monument signage on Harmony Road
- Eight access points with two signalized intersections



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For more information, please contact:

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**Demographics**

	1 Mile	2 Mile	3 Mile
Population	14,333	89,404	159,865
Total Households	7,017	36,008	63,978
Average HH Income	\$81,812.00	\$91,002.00	\$79,957.00

CoStar, 2019

**Traffic Counts**

E. Harmony Road & S. Lemay Avenue	40,693 VPD
E. Harmony Road & Boardwalk Drive	38,751 VPD

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