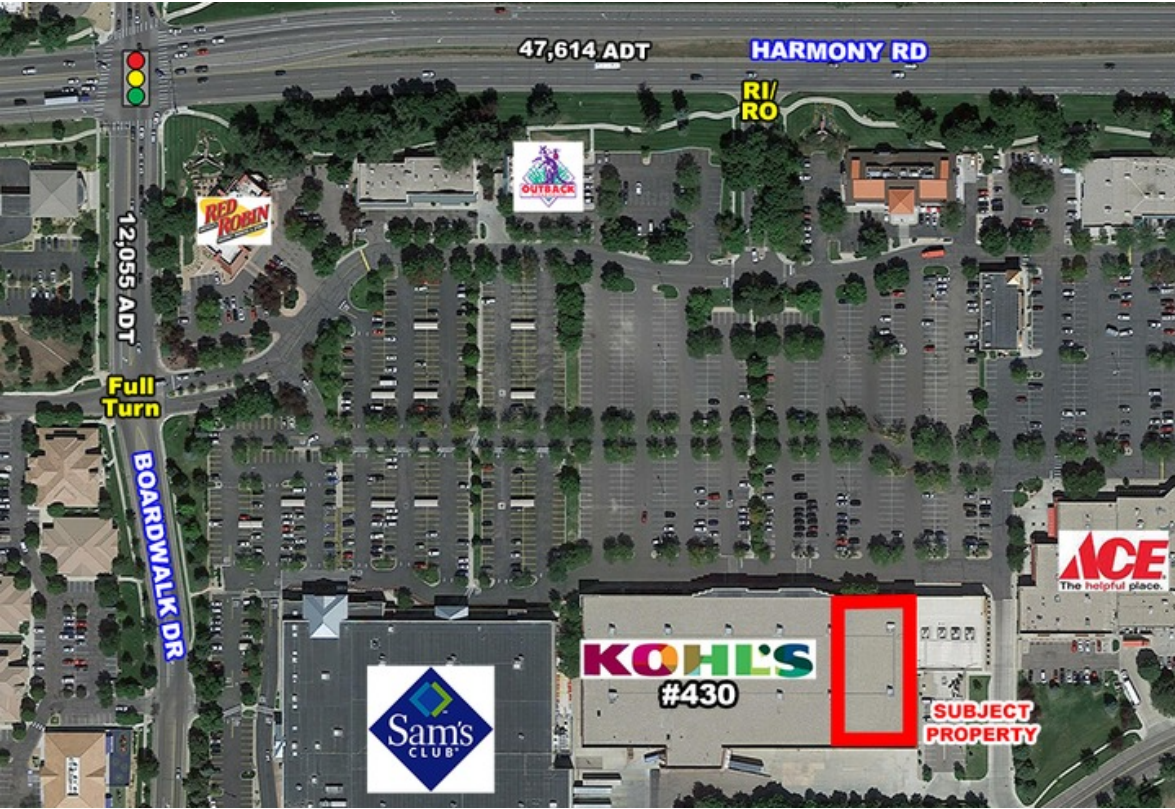


BOX SPACE ADJACENT TO KOHL'S

813 EAST HARMONY ROAD | FORT COLLINS, CO 80525



AREA ANCHORS:



PROPERTY HIGHLIGHTS

- Join Kohl's, Sam's Club, Guitar Center and Ace Hardware in a fantastic location in Fort Collins, CO
- 24,700 SF available with great frontage
- A large number of national retailers are already in the submarket
- Fantastic demographics and great location along the major east/west traffic corridor in the city
- The trade area keeps growing and growing in residential population

DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Population	90,246	161,374	220,566
Avg HH Income	\$91,163	\$82,245	\$83,740
Employees	47,165	101,155	121,341
Businesses	4,419	8,788	10,792

TRAFFIC COUNTS

Source: Ft Collins 2017

On Harmony Rd east of Boardwalk Dr	47,614 cars/day
On Lemay Ave south of Harmony Rd	17,580 cars/day
On Boardwalk Dr south of Harmony Rd	12,055 cars/day

1301 CANYON BLVD, SUITE 228 | BOULDER, CO 80302 | 303.534.0900 | WWW.SULLIVANHAYES.COM

SullivanHayes
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 Stan Johnson Co.

we are
RETAIL

CHAINLINKS
RETAIL ADVISORS

**AGENCY
DISCLOSURE**

Michael DePalma

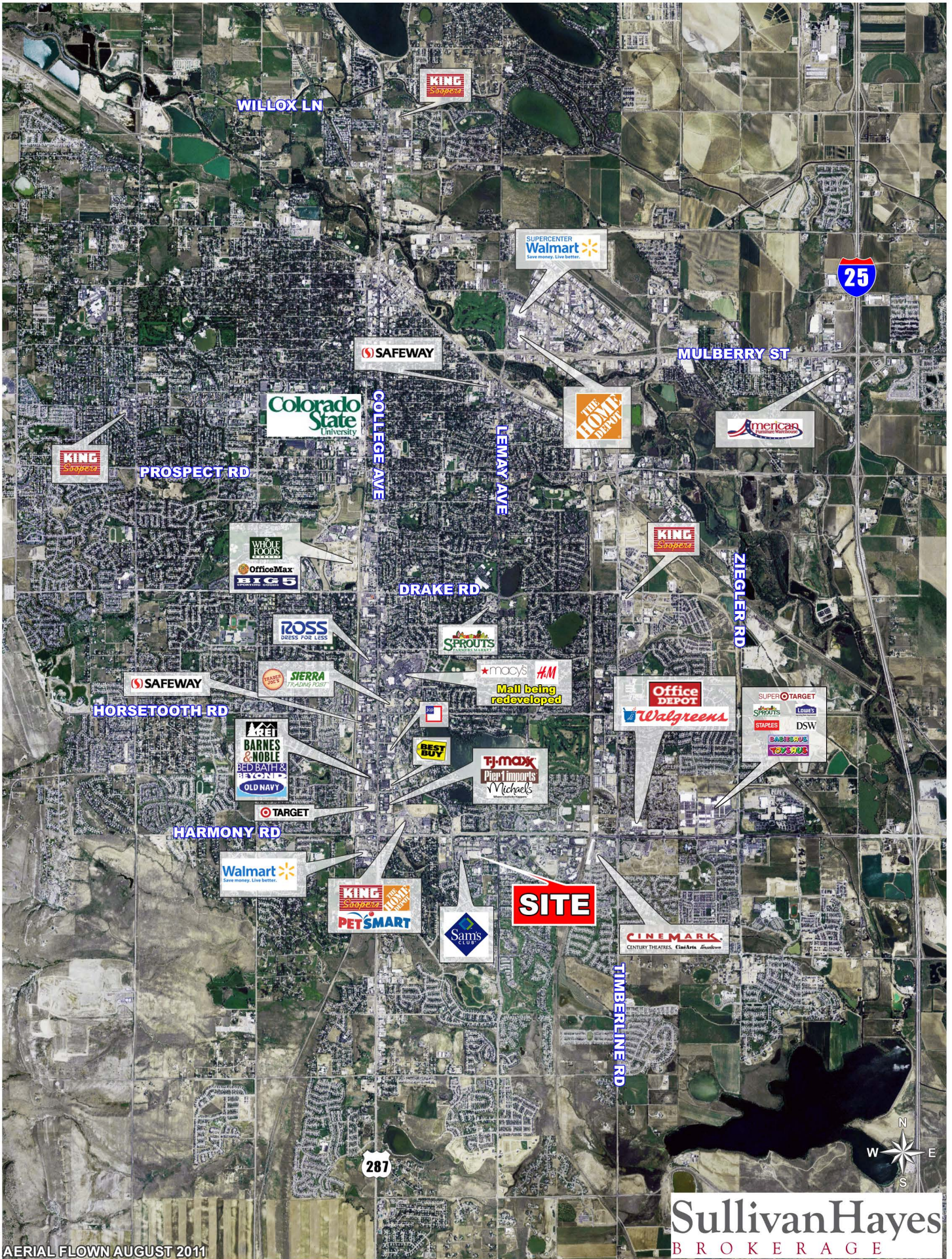
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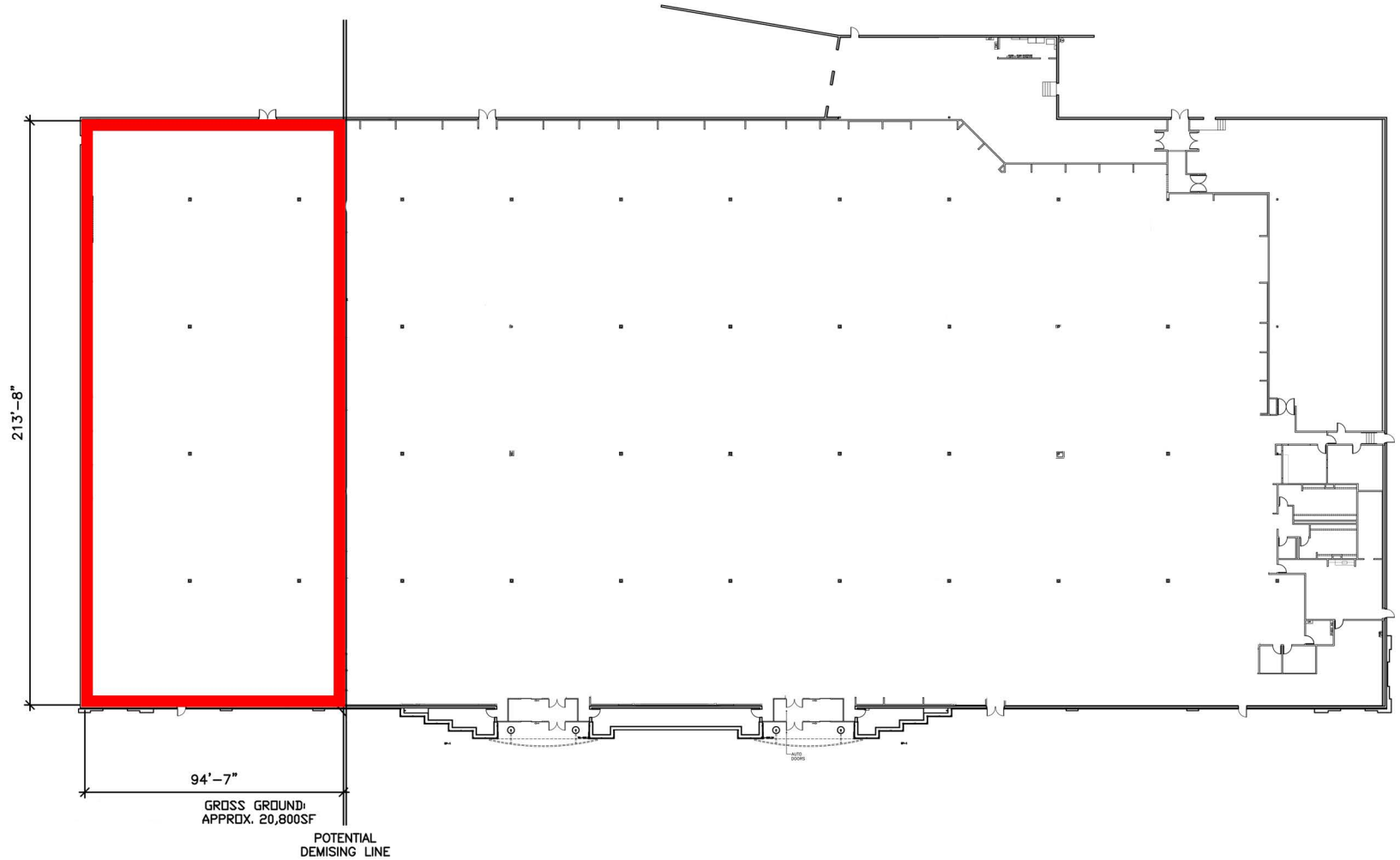
AERIAL FLOWN AUGUST 2011

PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION. R:\AERIALS\CHASE\NOV 2017\FT COLLINS_TA_8_5X11.PSD

Sullivan Hayes
BROKERAGE

PRIME RETAIL SPACE ADJACENT TO KOHL'S

FORT COLLINS, CO 80525 | 813 E. HARMONY ROAD | SEC HARMONY ROAD & BOARDWALK DRIVE | FORT COLLINS #430



#10430 Fort Collins, CO
Updated: 1/11/18

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