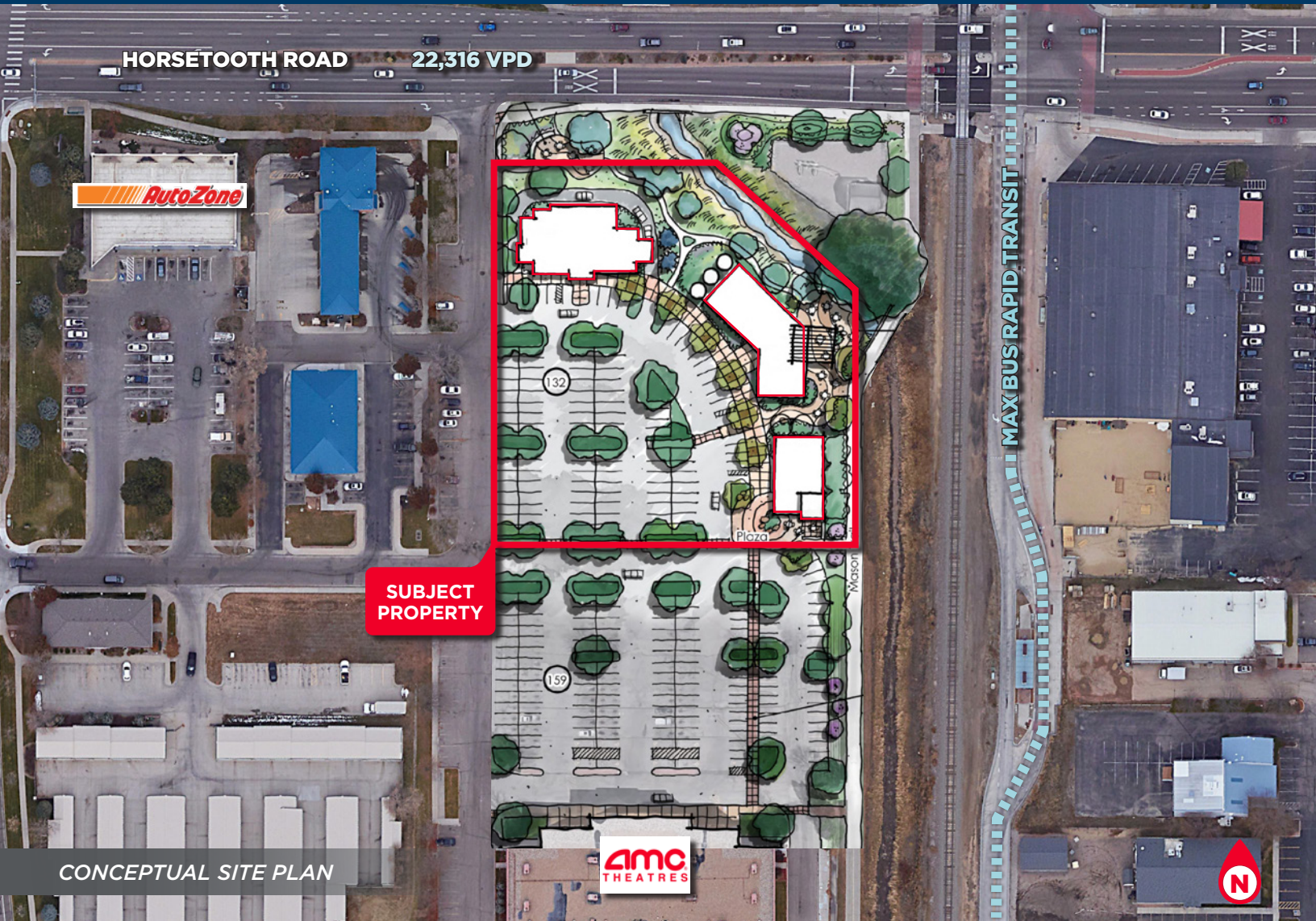


**TBD (300 BLOCK)
WEST HORSETOOTH ROAD**
FORT COLLINS, COLORADO 80526



0.5-2 ACRES AVAILABLE | SALE | GROUND LEASE

Sale Price: \$30/SF | Ground Lease: \$75,000/AC/Year

PROPERTY HIGHLIGHTS

- Central Fort Collins infill location
- Across from MAX Transit Corridor Stop
- High visibility and easy access
- Bordering busy Mason Bike & Pedestrian Trail
- Divisible acreage, build-to-suit available. Please reach out to broker for more information.

PROPERTY FEATURES

- Projected Parking:** 291 Spaces
- Potential Uses:** Restaurant (drive-thru potential with Type 2 Review)
Brewery
Coffee
General Retail / Office
- Zoning:** [CG \(General Commercial\)](#)

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Demographics

CoStar, 2022

	1 Mile	3 Mile	5 Mile
2022 Population (Pop.)	14,715	111,213	177,626
2027 Pop. Projection	15,965	120,770	193,836
2022 Households (HH)	6,597	45,138	71,622
Avg. HH Income	\$82,192	\$90,408	\$91,908

For more information, please contact:

NATE HECKEL
Senior Director
+1 970 267 7724
nate.heckel@cushwake.com

TY MASHEK
Broker Associate
+1 303 525 3125
ty.mashek@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900
F +1 970 267 7419

cushmanwakefield.com