

FOR SALE

120 HEMLOCK STREET

FORT COLLINS, CO 80524



8,149 SF INDUSTRIAL/FLEX SPACE AVAILABLE IN NORTH FORT COLLINS SALE PRICE: \$1.55 MM (\$190/SF)

Just blocks from Old Town Fort Collins, North College Avenue is a place of opportunity. With approximately 40% of new residential growth in the City occurring in this northerly area and College Avenue being the major thoroughfare, this commercial corridor is the premier infill and redevelopment location for North College Avenue.

PROPERTY FEATURES

| | |
|------------------------|---------------------------------------|
| Year Built | 1966 |
| Year Renovated | 2013 |
| Power | 1,200 Amps, 120/208 Volts, 3-Phase |
| Heating/Cooling | Full HVAC |
| Zoning | CS |

PROPERTY HIGHLIGHTS

- 1,000 SF additional storage (not included in price/SF)
- Ideal location off of North College Avenue
- Fenced yard
- Five (5) overhead doors
 - Three (3) 10' x 10' OHD
 - One (1) 10' x 12' OHD
 - One (1) Interior 11' x 10' OHD
- Dedicated parking lot with 8 surface spaces

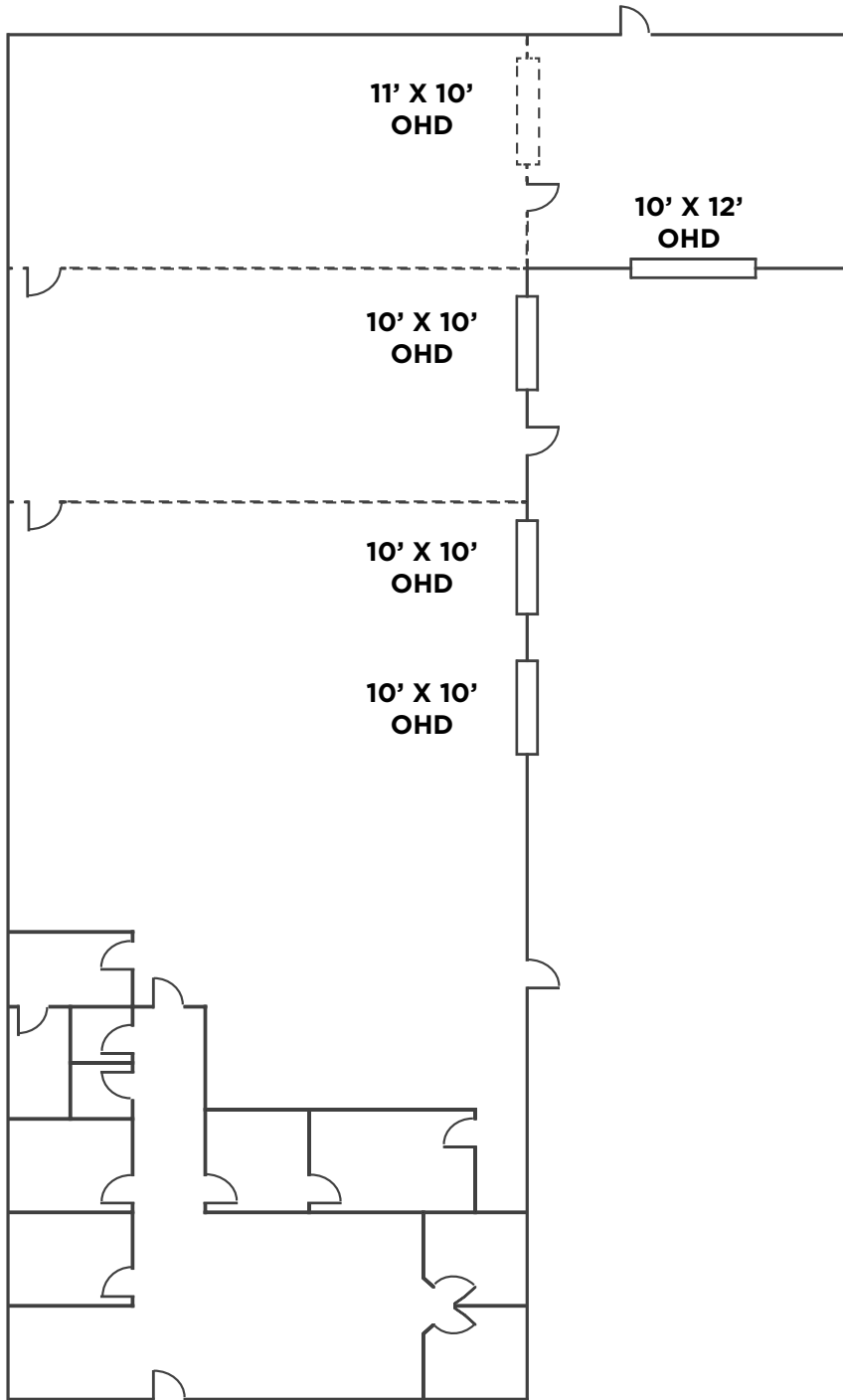
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FLOOR PLAN



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DEMOGRAPHICS

CoStar, 2023

| | 2 miles | 5 miles | 10 miles |
|----------------------|----------|----------|-----------|
| 2023 Population | 29,125 | 135,802 | 224,760 |
| 2028 Population | 29,665 | 138,624 | 231,195 |
| 2023 Households (HH) | 11,131 | 55,808 | 90,061 |
| Avg HH Income | \$79,308 | \$87,174 | \$100,820 |

NORTH COLLEGE MARKETPLACE
Less than 1 mile north

CONIFER STREET

287

COLLEGE AVENUE | 28,896 VPD

SUBJECT PROPERTY

HEMLOCK STREET

CROWN AT OLD TOWN NORTH
104 UNITS

FUTURE LIGHTED INTERSECTION
Northmost direct access to Interstate 25

SUNIGA ROAD

DOWNTOWN FORT COLLINS
Mountain Avenue & College Avenue 1 mile south

FUTURE MIXED-USE DEVELOPMENT

OLD TOWN NORTH



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