

230 S. COLLEGE AVENUE

Fort Collins, CO 80524

AVAILABLE FOR LEASE



TURNKEY RESTAURANT/RETAIL IN OLD TOWN



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OVERVIEW

Turnkey Restaurant/Retail / Available For Lease

SUMMARY

Vibrant Old Town turnkey restaurant/retail space available. This property has street parking plus a municipal parking lot right out the back door. Excellent opportunity for a restaurant/bar or retail with abundant foot and drive-by traffic. The space has great ceiling height, exposed brick walls, large storefront windows, and a patio. The dual entry points and versatile layout make this space ideal for a dual concept.

BUILDING SIZE

5,740 SF

ESTIMATED NNNs

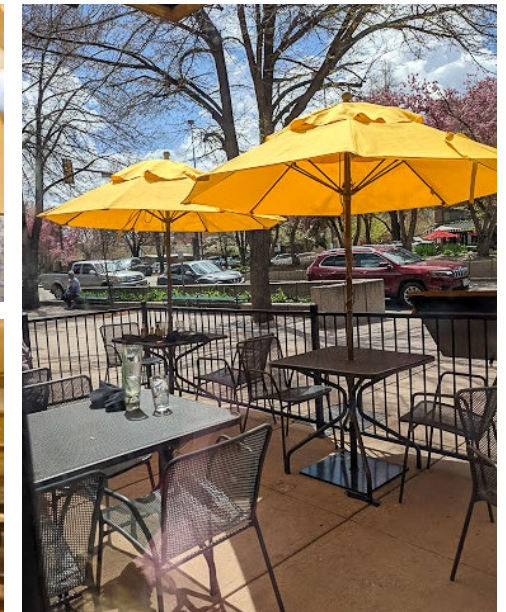
\$10.00/SF

ASKING RATE

\$26.00-\$28.00/SF NNN

FEATURES

- 2 Bars
- Multiple Walk-Ins
- Kitchen & Prep Kitchen
- 2 Dining Areas
- 2 Entry Points



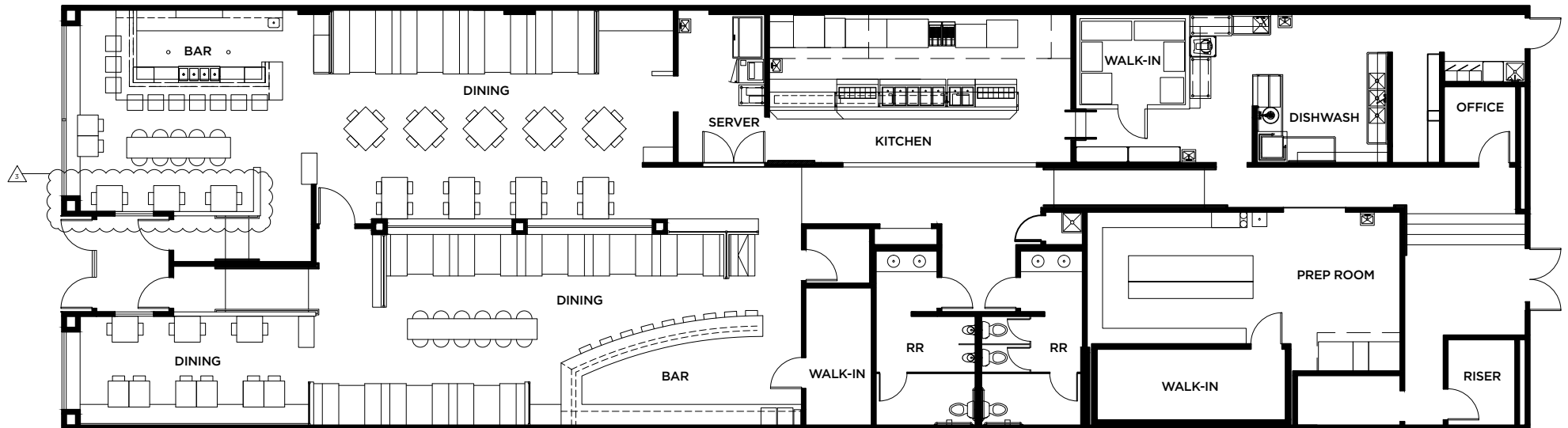
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FLOOR PLAN

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LOCATION MAP

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Demographics

	2 Mile	5 Mile	10 Mile
2024 Population	52,670	161,241	244,178
2024 Households (HH)	20,430	65,862	96,513
Avg. HH income	\$71,569	\$93,489	\$107,140

For more information, please contact:

Aki Palmer
Executive Managing Director
+1 970 267 7727
aki.palmer@cushwake.com

Cole VanMeveren
Director
+1 970 219 3802
cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, CO 80525
+1 970 776 3900
cushmanwakefield.com

Jim Palmer
Director/Principal
+1 970 204 4000
jpalmer@palmerpropertiesco.com

3665 John F. Kennedy Pkwy
Suite #2-300
Fort Collins, CO 80525
palmerpropertiesco.com