



NewMark Merrill

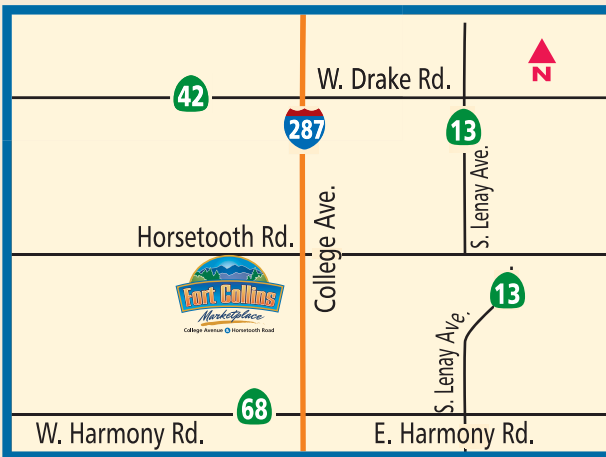
COMPANIES

When you love shopping centers it shows.



College Avenue & Horsetooth Road

LOCATED AT THE SOUTHWEST CORNER OF COLLEGE AVENUE & HORESETOOTH ROAD, FORT COLLINS, COLORADO



Project Size
Demographics

79,071 Sq. Ft. of Retail Space



Population *
1 Mile.....14,648
3 Mile.....104,429



Traffic Count *
74,000 Cars Daily



Household Income *
1 Mile: \$67,480
3 Miles: \$84,071



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MOUNTAIN STATES

For Lease • Prime Retail Space Available

- Located in the heart of Fort Collins just one block south of the Foothills Mall.
- Offers exposure to over 74,000 cars daily along College Avenue and Horsetooth Road with close to 100,000 people in a 3 mile radius
- Close proximity to Colorado State University which has a population of over 25,000 students.
- Money Magazine ranked Fort Collins as the second "Best Place To Live" in America in 2008.
- Recently renovated

For additional information, please contact:

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*Estimates are based on 2018 demographics for population and average income per household. Traffic count is based upon owner's calculations. The information contained here in is not guaranteed and should be independently verified.



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