

**DRIVE-THRU AVAILABLE**



## PRIME FREESTANDING DRIVE-THRU AVAILABLE FOR LEASE

Lease Rate: \$28.00/SF | Estimated NNN: \$7.50/SF

This freestanding drive-thru building allows for a variety of commercial uses. It is located near North College Marketplace, which is anchored by high-volume King Soopers. The 2,647 SF property has ample parking, excellent visibility, high exposure to traffic, and monument signage fronting College Avenue.

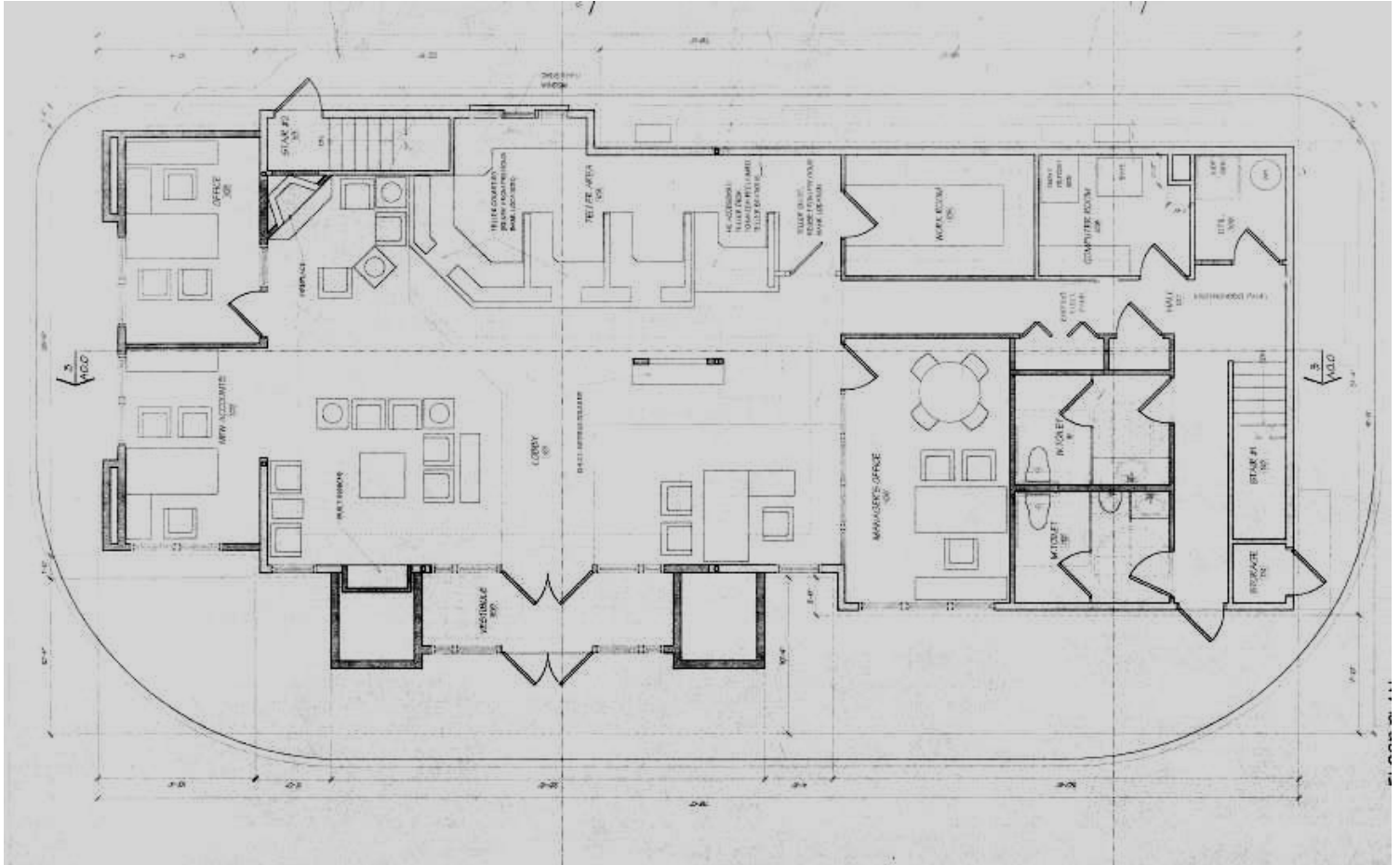
### PROPERTY HIGHLIGHTS

- Free standing drive-thru available
- Excellent visibility with College Avenue frontage
- Monument Signage
- Prime Location with high traffic counts and exposure

### PROPERTY DETAILS

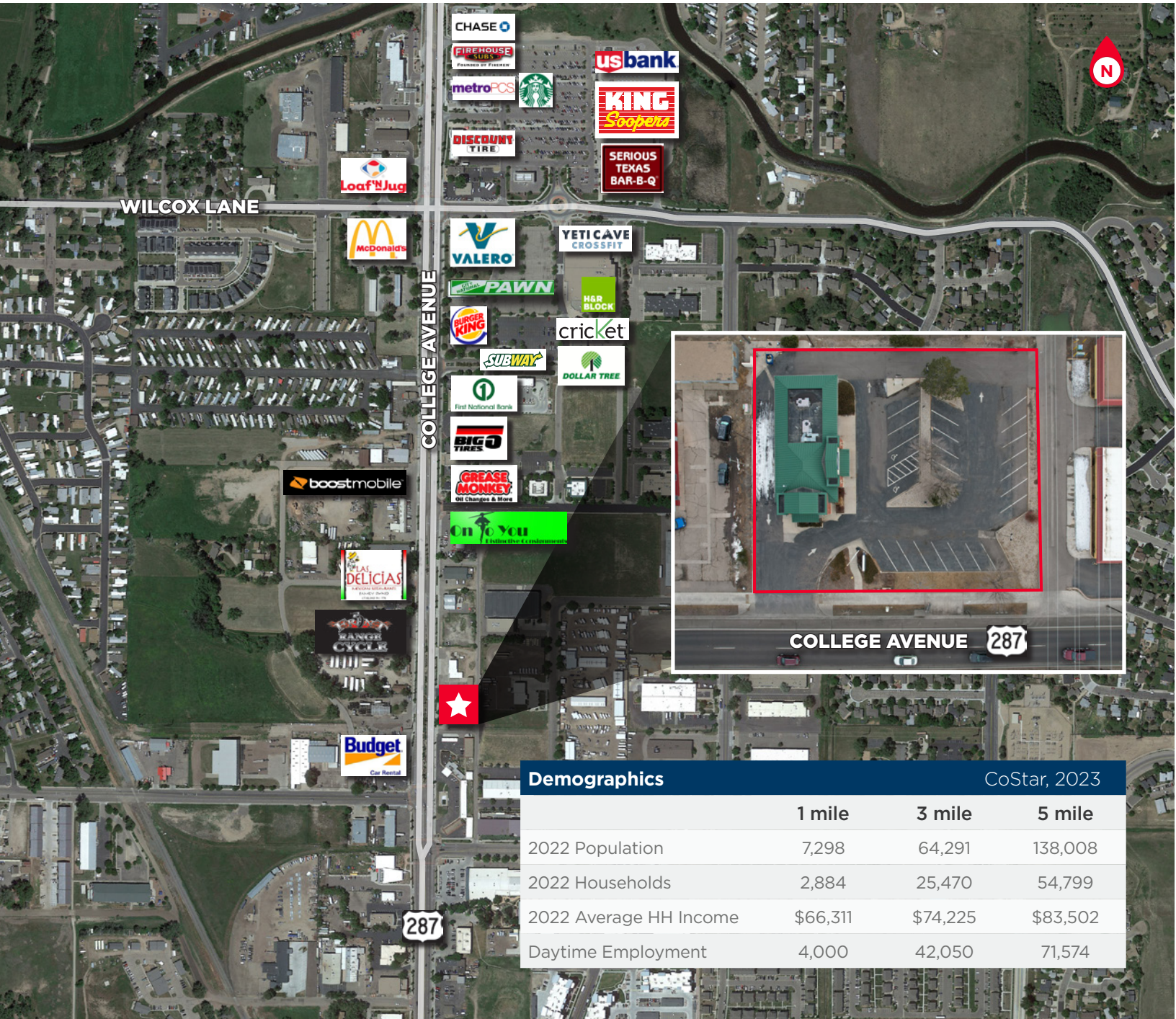
<b>Size</b>	2,647 SF
<b>Year Remodeled</b>	2006
<b>Parking</b>	20 spaces

## BUILDING FLOOR PLAN | 2,647 SF



# 1298 NORTH COLLEGE AVE

FORT COLLINS, CO 80524



Demographics	CoStar, 2023		
	1 mile	3 mile	5 mile
2022 Population	7,298	64,291	138,008
2022 Households	2,884	25,470	54,799
2022 Average HH Income	\$66,311	\$74,225	\$83,502
Daytime Employment	4,000	42,050	71,574

For more information, please contact:

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