

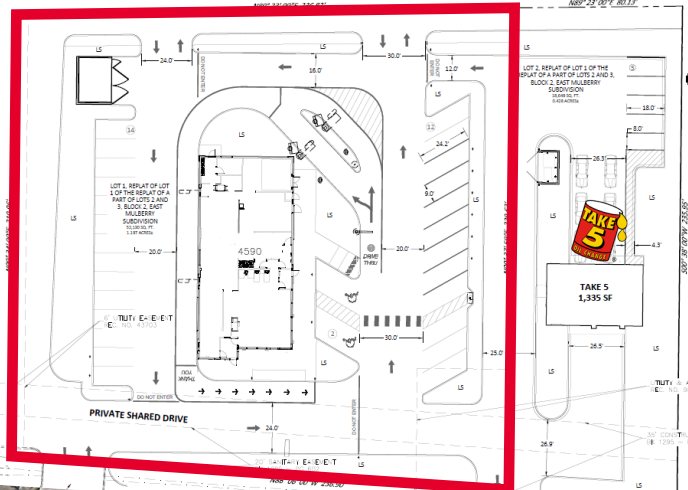
1520 E. MULBERRY STREET

Fort Collins, CO 80524

GROUND LEASE, BUILD-TO-SUIT OR SALE



Conceptual **0.50 - 1.19 ACRES**



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1520 E. MULBERRY STREET

Fort Collins, CO 80524

PROPERTY FEATURES

GROUND LEASE, BUILD-TO-SUIT OR SALE

AVAILABLE

0.50 - 1.19 Acres

PRICING

Call Broker

CITY/COUNTY

Fort Collins/Larimer

ZONING

Commercial Corridor

PROPERTY HIGHLIGHTS

- Rare 0.50 - 1.19 acre site along Mulberry Street
- Join Take 5 Oil and Shell Gas. Shadow anchored by Walmart and Home Depot
- Easy ingress and egress with full movement intersections into the site
- Zoning in place allows for automotive uses and drive thru

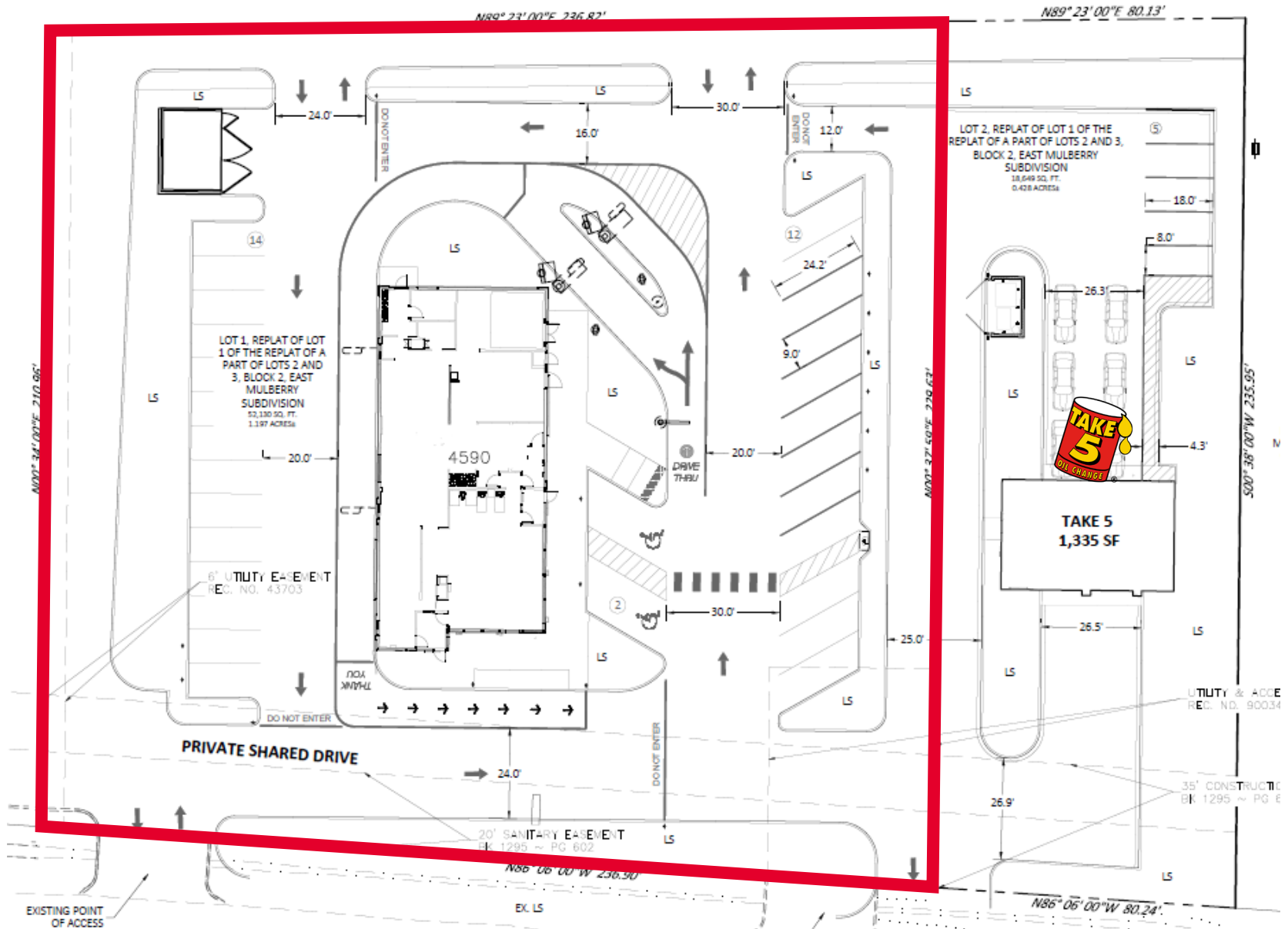


1520 E. MULBERRY STREET

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FLOOR PLAN

GROUND LEASE, BUILD-TO-SUIT OR SALE



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AERIAL MAP

GROUND LEASE, BUILD-TO-SUIT OR SALE



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DEMOGRAPHIC HIGHLIGHTS

GROUND LEASE, BUILD-TO-SUIT OR SALE

1 MILE

5,119 Population	15,588 Daytime Population	\$99,563 Average Household Income	2,093 Estimated Households
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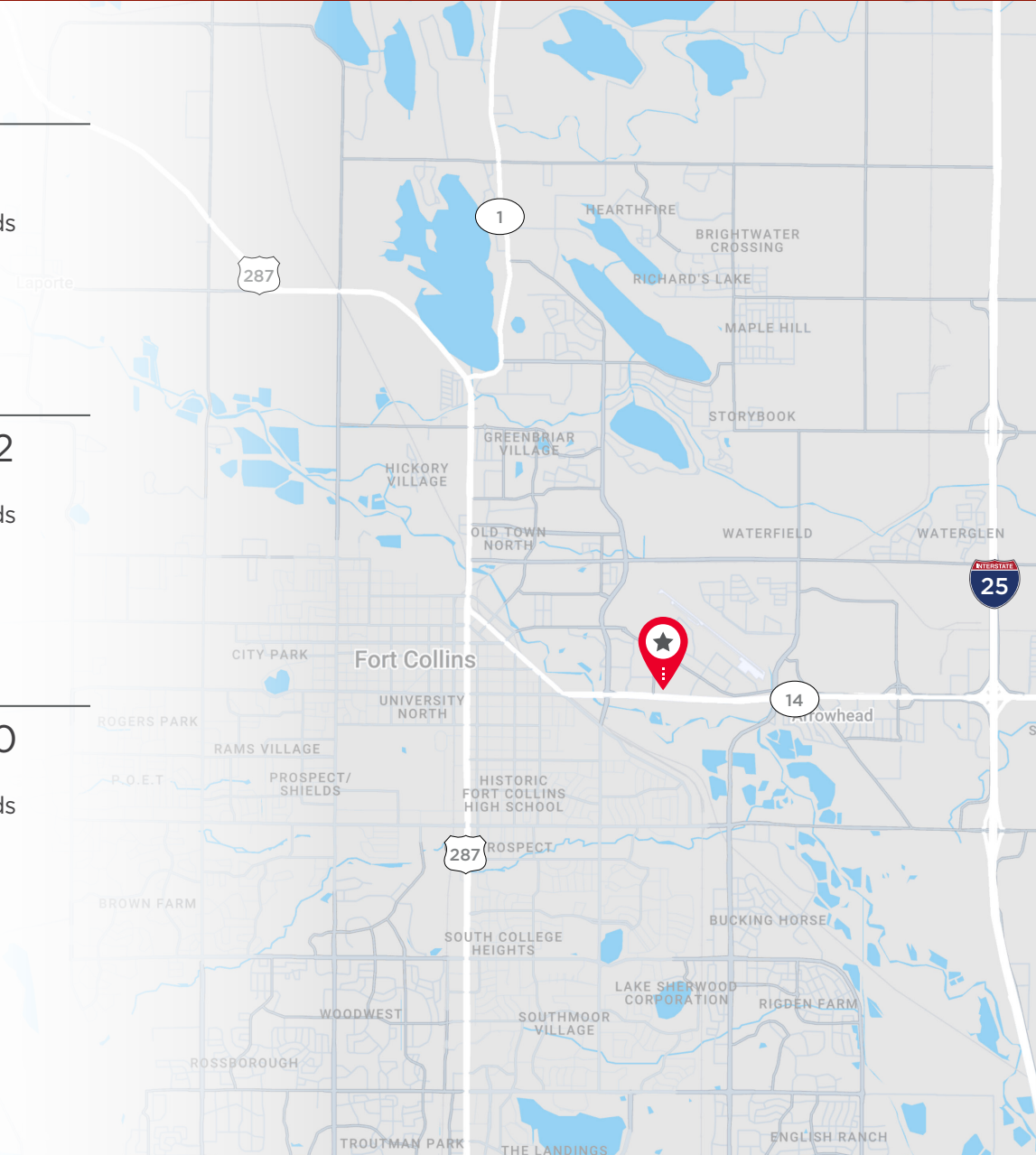
3 MILES

85,313 Population	109,137 Daytime Population	\$102,995 Average Household Income	34,082 Estimated Households
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5 MILES

165,685 Population	185,417 Daytime Population	\$109,814 Average Household Income	68,480 Estimated Households
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Year: 2025 | Source: Esri



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