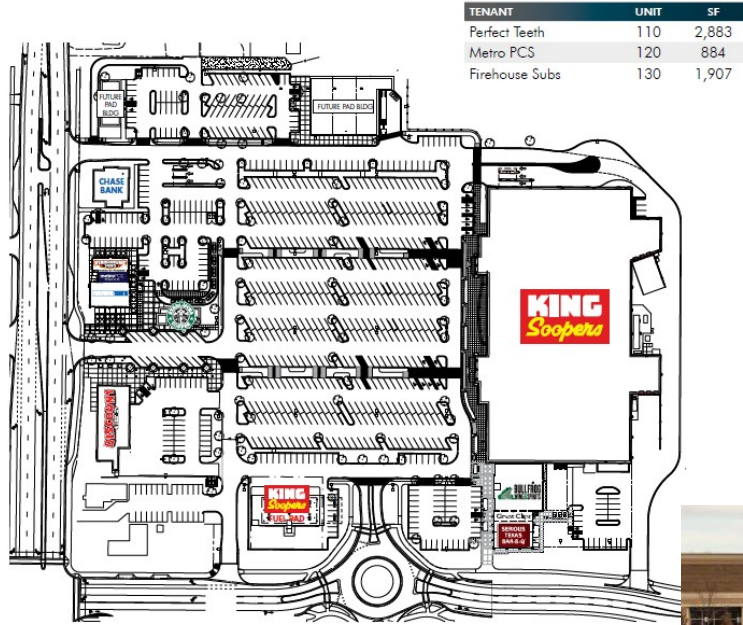


NORTH COLLEGE MARKETPLACE

NEC – N. College Avenue & E. Wilcox Ln.
Ft. Collins, CO



FEATURED TENANTS



SITE LOCATION



Email: brad@kcenters.com
Web: www.kcenters.com

KORNFELD REAL ESTATE LLC
191 University Blvd. #314
Denver, CO 80206

Phone: 720.649.0202

K|RE

NORTH COLLEGE MARKETPLACE

NEC – N. College Avenue & E. Wilcox Ln.

AVAILABILITY

Suite 110

2,883 SF End-Cap Closest to Main Entrance to Shopping Center. Patio Area Available

EXISTING TENANTS

1856 N. College Avenue

Others in North College Marketplace

**Suite 110: AVAILABLE
END-CAP**

2,883 SF

Suite 120: MetroPCS

884 SF

Suite 130: Firehouse Subs

1,901 SF

King Soopers Marketplace

Chase Bank

Starbucks Coffee (w/ drive-thru)

Serious Texas Bar-B-Q

King Soopers Fuel Center

Discount Tire

Great Clips

Bullfrog Wine & Spirits

DEMOGRAPHICS

Traffic Counts

N. College Ave @ Wilcox:
30,058 VPD

Population

2021 Total Population Estimate

**Total
Households**

Average Household Income

1 Mile

12,989

5,278

\$78,033

3 Miles

57,057

22,090

\$69,804

5 Miles

150,749

59,276

\$79,040



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