

NEW GROUND UP RETAIL AVAILABLE IN FORT COLLINS!

NEC OF TIMBERLINE & HORSETOOTH - TOWER SHOPPES | FT COLLINS, CO



INFORMATION

- Brand new retail construction with box, pad and inline space available
- Fantastic area of Fort Collins where a majority of the new residential units are being built
- Great visibility, access and large high school right next door
- Great neighborhood play for both national and local tenant

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	13,788	72,856	155,107
Avg. HH Inc.	\$92,469	\$87,700	\$80,493
Employees	6,751	64,649	112,263
Businesses	589	4,580	8,750

Source: Allocate Data 2016

TRAFFIC COUNTS

On Timberline Rd north of Horsetooth Rd	32,210 cars/day
On Horsetooth Rd east of Timberline Rd	13,603 cars/day
On Horsetooth Rd west of Timberline Rd	26,469 cars/day*

Source: City of Ft Collins 2015, *2017

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