

RESTAURANT SPACE FOR LEASE

931 E. Harmony Rd., Unit 3
Fort Collins, CO



PROPERTY DETAILS

Available Space:

Suite 3: 1,602 RSF

Lease Rate: \$32/SF NNN

Expenses: \$11.77/SF includes restaurant water

Co-Tenants:

- Incycle Fort Collins
- Subway
- Outpost Sunsport
- Sam's Club
- Kohl's
- Ace Hardware

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HARMONY CORRIDOR RETAIL CENTER

LEASE RATE: \$32/RSF NNN (est.\$11.77/SF)

- Hard to find Harmony Road restaurant space in high traffic Fort Collins Shopping Center
- Strong co-tenancy in shopping center anchored by Kohl's, Sam's Club, Ace Hardware, and more
- Mature, high traffic area with excellent demographics and high household income
- Large outdoor patio opportunity and signage on Harmony Road
- Some restaurant infrastructure in place including commercial hood
- Monthly NNN expenses include allocated water for restaurant use



DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	9,666	91,082	167,326
Avg. HH Income	\$129,328	\$132,359	\$120,654
Households	4,647	38,532	67,135
Businesses	846	3,920	7,805
Employees	10,719	50,823	109,902



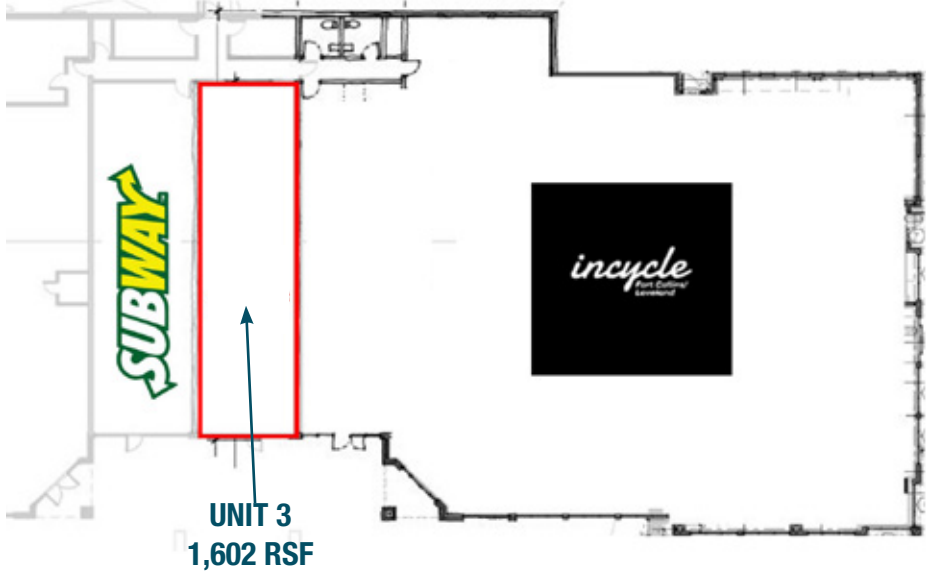
TRAFFIC COUNTS (Source: STDBOnline)

E. Harmony Rd. @ Property 38,560 VPD

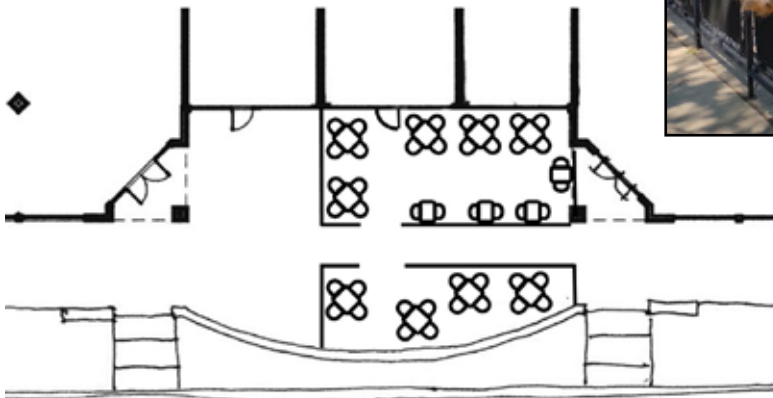
S. Lemay Ave., South of Harmony Rd. 20,220 VPD

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931 E. Harmony Rd., Fort Collins, CO



CURRENT PATIO SEATING



SUITE 3

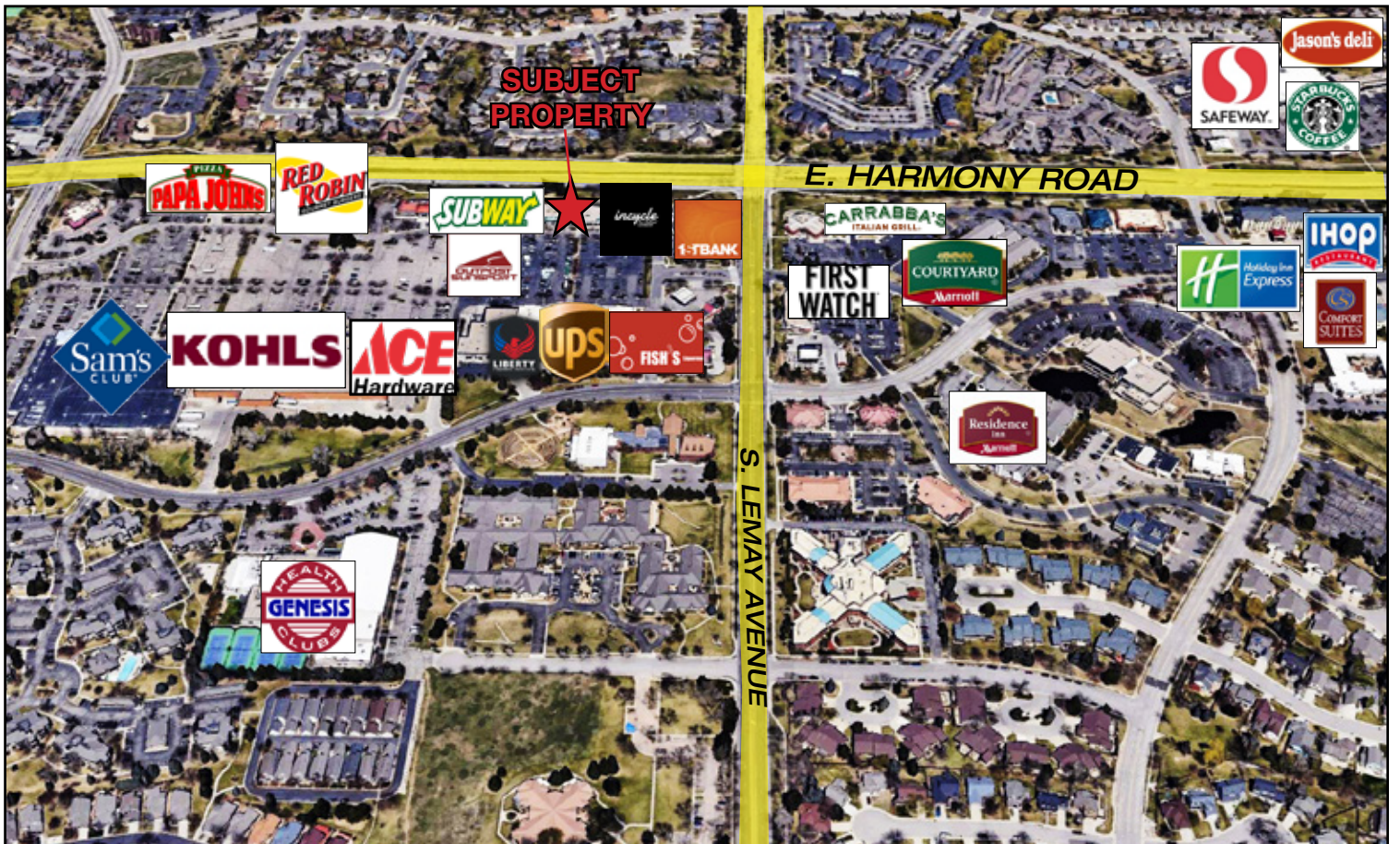
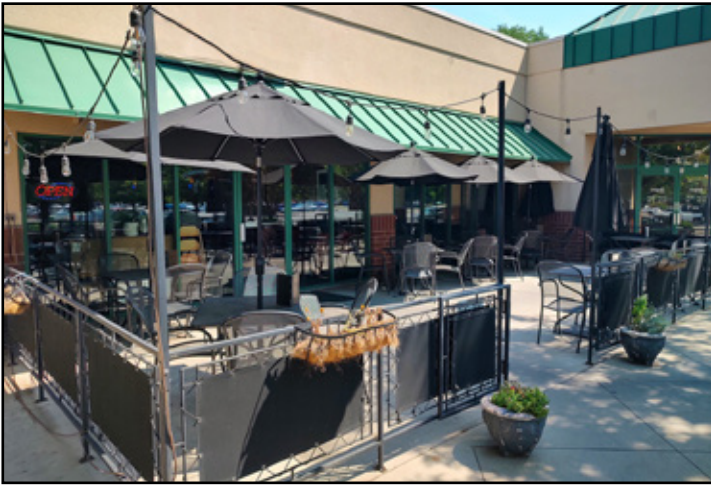
- 1,602 RSF
- Patio seating approx. 35-40 people
- Some restaurant infrastructure already in place
- High foot traffic

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 1/14/2025

RESTAURANT SPACE FOR LEASE

931 E. Harmony Rd., Fort Collins, CO

- 2024 Top 100 Best Places to Live: **Livability** - April 2024
- Best Place to Live in Northern Colorado Region: **The Colorado Sun** - October 2023
- Certified Healthy Workplace Award: **Healthy Links** - 2016-2023
- No. 1 Best Place to Live in Colorado: **Forbes** - October 2022
- No. 8 Most Fitness Friendly Places for 2021: **Smart Asset** - December 2020



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