



MINDFULLY CREATING COMMUNITY

115 E. Harmony Road, Fort Collins, CO RETAIL SPACE FOR LEASE



PROPERTY DETAILS

Available Space:

Suite 110/120 - 2,000 RSF
Suite 100 - 2,394 RSF

Lease Rate:

Suite 110/120 - \$19/RSF NNN
Suite 100 - \$24/RSF NNN

Proposed Use: any service Retail, Quick-Serve Restaurant, Yoga, Financial, Medical Services, Salon/Spa

Co-Tenants: Hair Harmony, Colorado In Motion, Keyway Lock & Safe, Maximized Living, State Farm

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HARMONY CENTER - RETAIL SPACE

LEASE RATE: \$19 - \$24/SF NNN (\$7.37/SF)

- Excellent retail/office space with A+ visibility on one of Fort Collins' busiest intersections with over 65,000 VPD passing by the site
- Across from Walmart Neighborhood Market to west on College Avenue and King Soopers to the north
- Excellent visibility on SE corner of College Avenue and Harmony Road
- Suite 110/120: Open plan with storage or private office
- Suite 100 - Large, mostly open space ready for tenant specific improvements - potential for expansion for patio area or drive thru - first end cap availability in decades BRING YOUR IDEAS OR FRANCHISE!!
- Potential to combine suites for larger tenants
- Monument signage available



DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2023 Population	8,765	90,222	167,909
Avg. HH Income	\$109,327	\$118,649	\$110,405
Households	3,946	38,029	68,001
Businesses	836	3,636	7,237
Employees	10,278	45,639	95,443



TRAFFIC COUNTS (Source: STDBOnline)

E. Harmony Rd. @ College Ave.	34,301 VPD
S. College Ave. S. of E. Harmony	32,202 VPD
S. College Ave. N. of E. Harmony	31,300 VPD

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. 6/24/2024

RETAIL SPACE FOR LEASE

115 E. Harmony Road, Fort Collins, CO

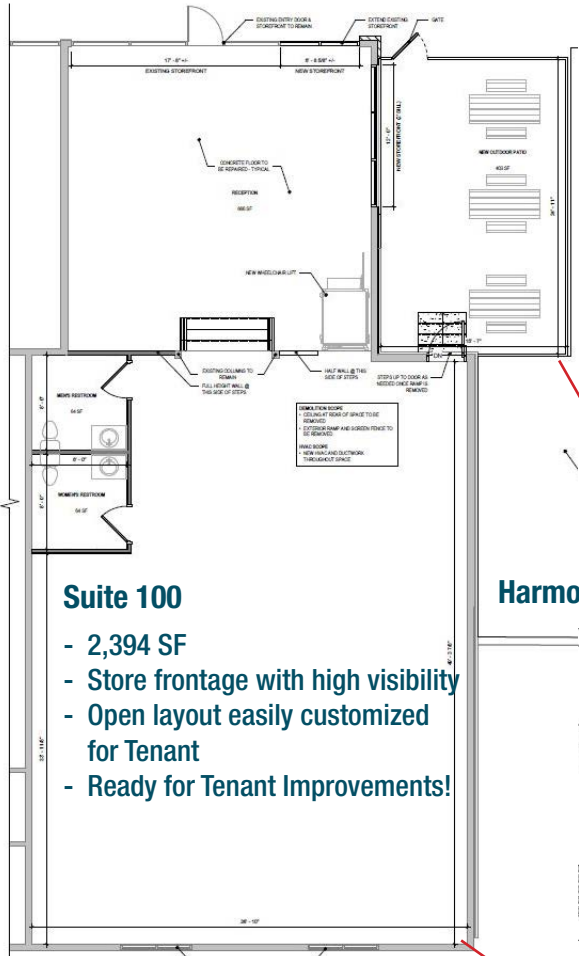


- 2,000 SF
- Store frontage with high visibility
- Open layout easily customized for tenant
- Storeroom or private office
- Private restroom
- Available NOW!



RETAIL SPACE FOR LEASE

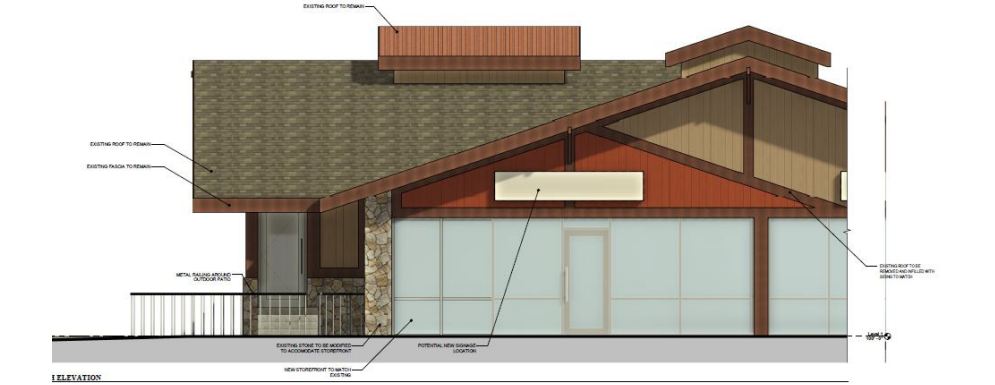
115 E. Harmony Road, Fort Collins, CO



Suite 100

- 2,394 SF
- Store frontage with high visibility
- Open layout easily customized for Tenant
- Ready for Tenant Improvements!

Harmony Rd.

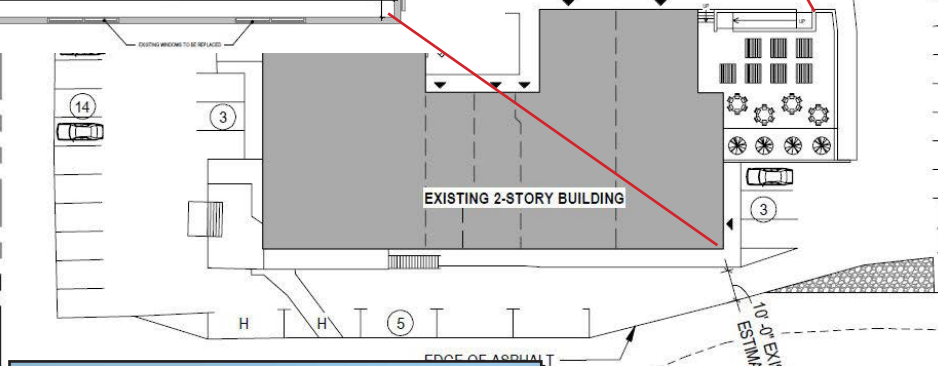


Suite 100 - PATIO OPTION

- Full transformation of space
- Up to 800 SF patio area off corner of building
- Excellent visibility & opportunity for quick-service restaurant



S. College Ave.



SUITE 100



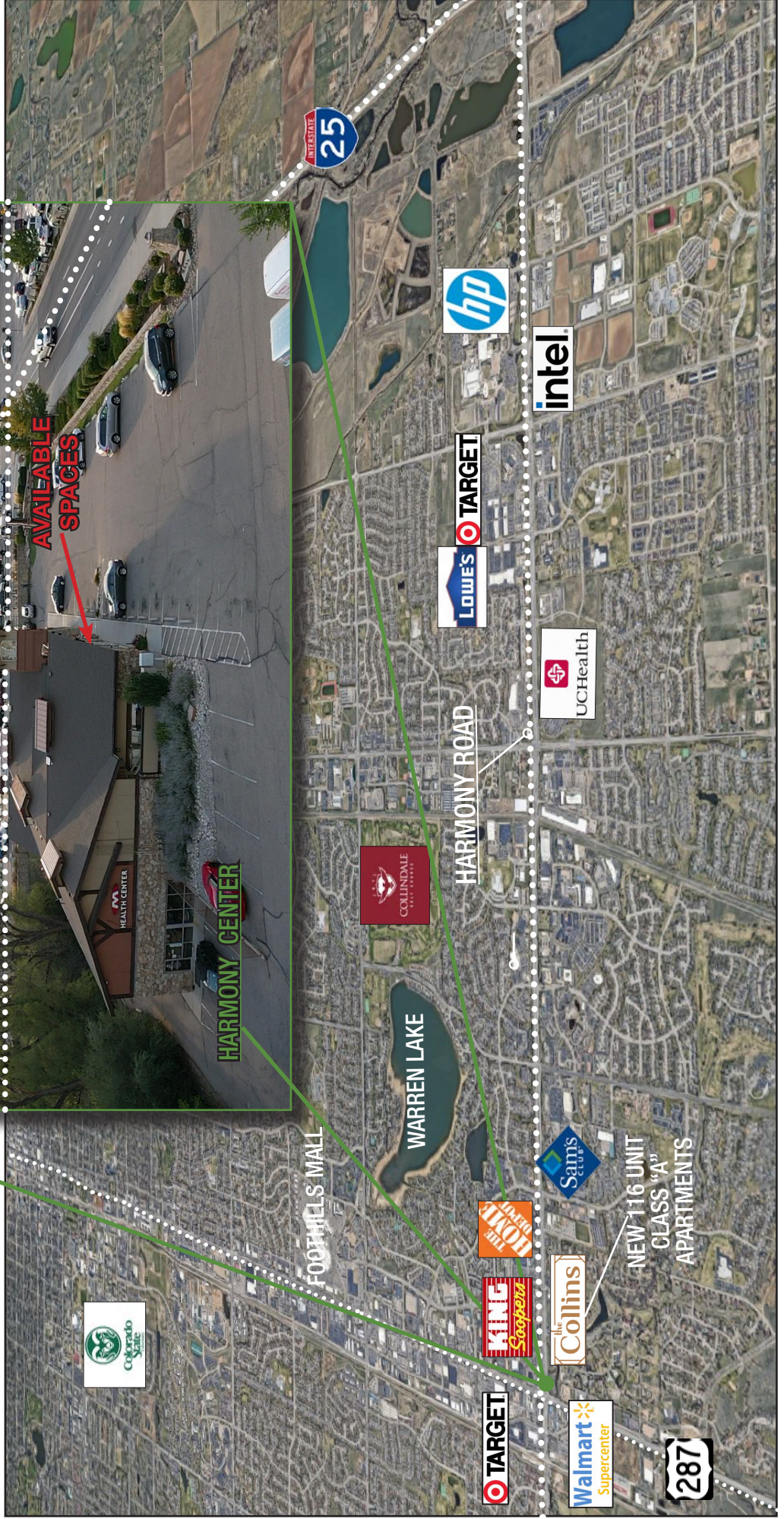
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