



PROPERTY DETAILS

Available Space:

Suite 100 - 2,394 RSF

Lease Rate:

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: \$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 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!!
- Monument signage available



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	8,960	90,137	167,677
Avg. HH Income	\$119,178	\$126,361	\$118,349
Households	4,028	38,066	68,271
Businesses	893	3,845	7,685
Employees	10,527	46,762	103,262



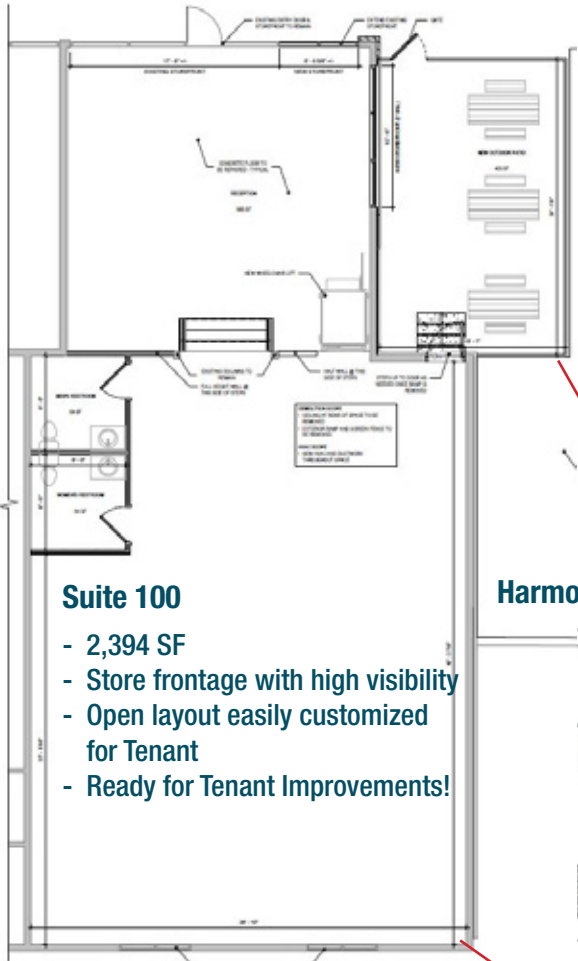
TRAFFIC COUNTS (Source: STDBOnline)

E. Harmony Rd. @ College Ave.	34,301 VPD
S. College Ave. S. of E. Harmony	36,000 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. 5/1/2025

RETAIL SPACE FOR LEASE

115 E. Harmony Road, Fort Collins, CO



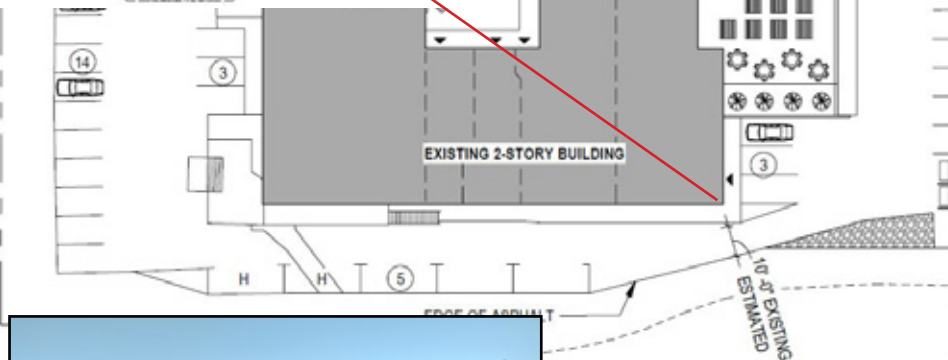
Harmony Rd.

S. College Ave.



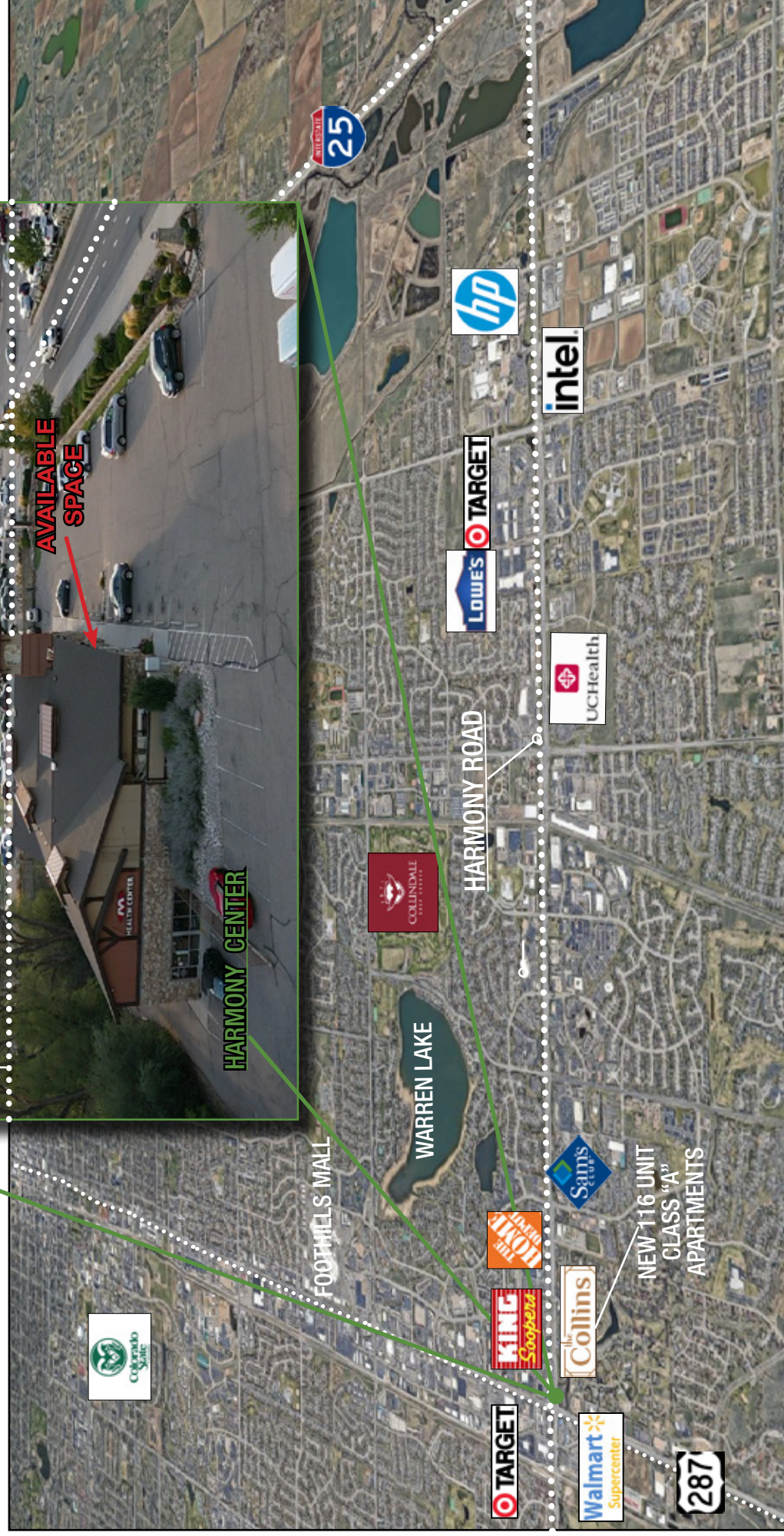
Suite 100 - PATIO OPTION

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



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