

111 W. OLIVE STREET FORT COLLINS COLORADO 80524

YOUR NAME HERE

YOUR
NAME
HERE

AVAILABLE FOR LEASE

1,095 SF Retail/Office Space For Lease

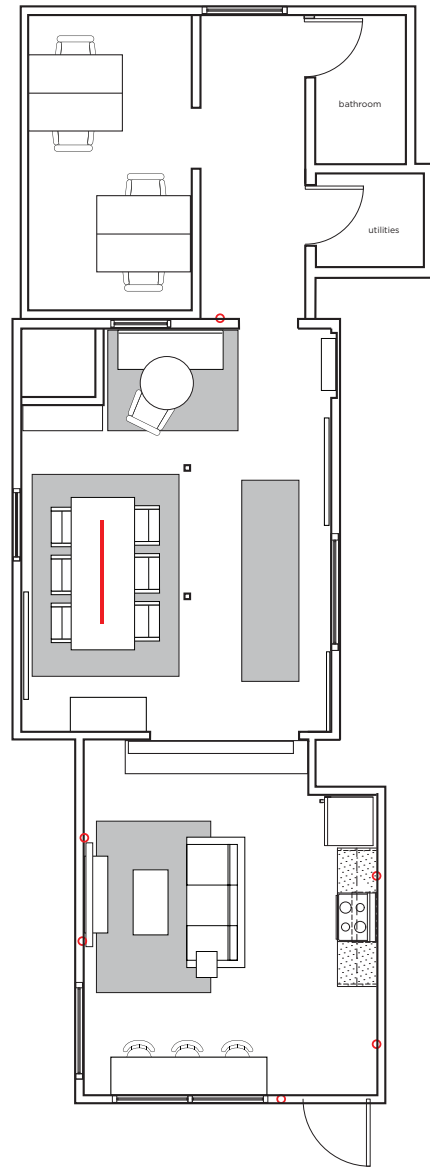
AVAILABLE OCTOBER 1, 2026
LEASE RATE: \$22.00/SF NNN
NNN: \$8.77/SF + UTILITIES

This prime retail/office space is located in the heart of Old Town Fort Collins within walking distance to several shops and restaurants. Building is one block from MAX transit.

Please see reverse for aerial and photos.



// FLOOR PLAN AND PHOTOS



FRONT ENTRANCE





DEMOGRAPHICS			
2025	1 Mile	3 Miles	5 Miles
Total Population	15,400	95,359	161,360
Total Households	1,846	38,680	66,408
Median Household Income	\$66,238	\$66,758	\$78,560
Avg. Household Income	\$101,140	\$95,251	\$107,997

CONTACT INFO

Aki Palmer
Executive Managing Director
Direct: +1 720 299 8733
aki.palmer@cushwake.com

Kara Turner
Associate Broker
Direct: +1 970 420 6165
kara.turner@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, CO 80525
+1 970 776 3900
cushmanwakefield.com



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