

1,650 SF RESTAURANT SPACE
FOR SALE OR LEASE

4650

Signal Tree
Dr. 1900

TIMNATH, CO 80547
ONE MILE FROM I-25



PRICE REDUCED
\$1,395,000





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BUILDING DETAILS

GROUND 1,650 SF

FRONTAGE E Harmony Rd.

LEASE RATE Negotiable

SIGNAGE Building

NEIGHBORS Timnath Trail at Riverbend Apartments, Poudre Fire Authority, Timnath Police Department, The Group Real Estate, Timnath Chamber of Commerce, Costco, Walmart, Les Schwab Tire Center, Murphys USA, Starbucks

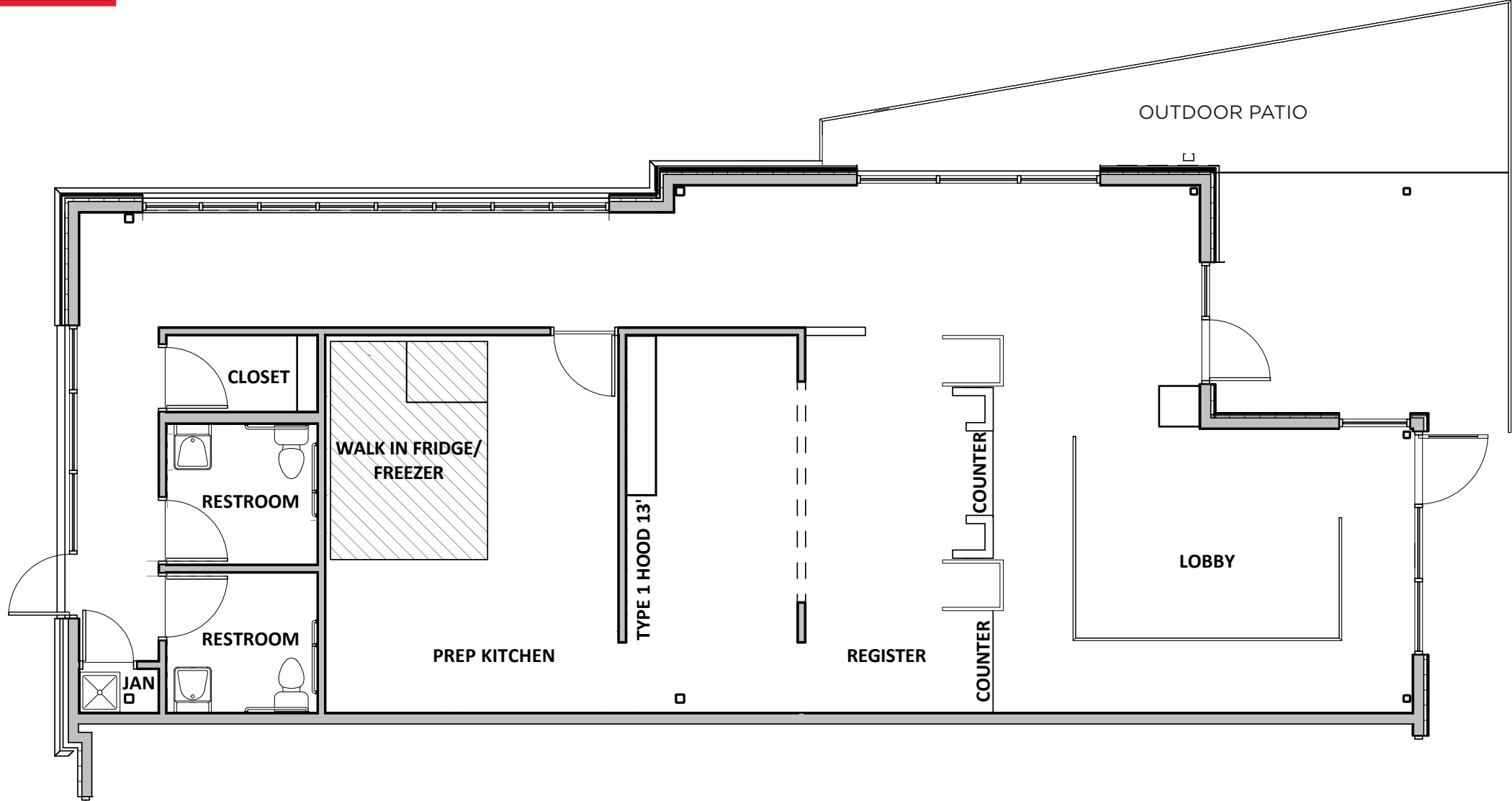
This prime 1,650 square foot restaurant space is now available for sale or lease, perfectly situated in a high-traffic area right off E Harmony Rd. and just a mile from I-25. Its strategic location makes it an ideal spot to capture the busy drive-by traffic from nearby shopping centers, as well as the local residential neighborhoods and apartment complexes. With ample visibility and accessibility, this space offers a fantastic opportunity for a new or expanding restaurant venture to thrive in a vibrant community. Don't miss out on this chance to establish your brand in a growing market!

- 13' Hood - Type 1
- HVAC: 6 Ton RTU + Ductless Split
- 1500 Gallon Grease Interceptor
- 33 Interior Seats
- 26 Patio Seats

[Click to view
Full Equipment List](#)

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FLOOR PLAN
1,650 SF



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FRONT OF HOUSE PHOTOS



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BACK OF HOUSE PHOTOS



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MORE THAN 27,000 passing vehicles on Harmony Rd. per day, ESRI, **2024**



**CONSUMER
SPENDING
ON FOOD
& ALCOHOL**

1 MILE | \$12,564,533
3 MILES | \$118,390,048
5 MILES | \$378,848,443



**AVERAGE
HOUSEHOLD
INCOME**

1 MILE | \$193,501
3 MILES | \$152,750
5 MILES | \$138,409



**2024
POPULATION**

1 MILE | 3,167
3 MILES | 29,074
5 MILES | 90,950



**2029
POPULATION
PROJECTON**

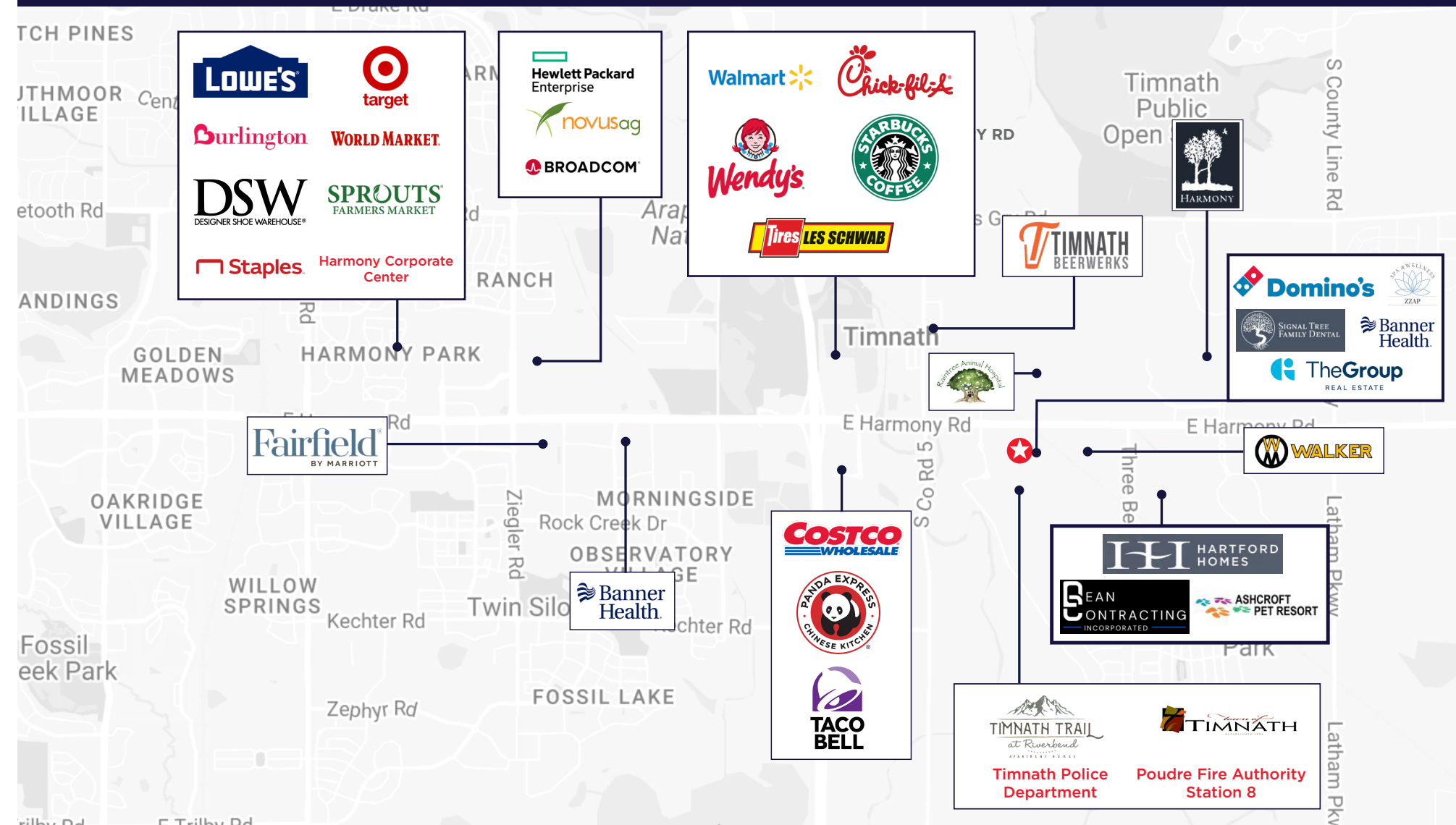
1 MILE | 3,578
3 MILES | 31,921
5 MILES | 98,475



**DAYTIME
EMPLOYMENT
PROJECTION**

1 MILE | 1,643
3 MILES | 7,592
5 MILES | 41,350

COSTAR, 2025



Timnath, Colorado

Timnath, Colorado, is a rapidly growing town situated just east of Fort Collins in Larimer County. As the county continues to expand, Timnath is poised for significant growth, transforming from a small rural community into a vibrant suburban center.

The town offers a blend of residential neighborhoods, parks, and local businesses. Timnath's strategic location provides easy access to Fort Collins and Loveland makes Timnath an attractive option for businesses looking to capitalize on nearby neighborhoods and establish themselves in a community that is on the rise.

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