

# **2400 E HARMONY ROAD**

FORT COLLINS, COLORADO 80528









RETAIL SPACE AVAILABLE FOR SALE OR LEASE FRONTING HARMONY ROAD Sale Price: \$2,425,000 | Lease Rate: \$30.00-\$32.00/SF NNN (NNN's: \$15.32/SF) | 4,109 SF

Turn-key restaurant available for sale or lease at The Villaggio which is adjacent to new residential construction, hospital/health facilities and multiple office parks including Harmony Technology Park and HP/Broadcom campus. The Harmony Road location provides superb visibility, traffic counts, demographics and ease of access to I-25. Two opportunities for building signage allows capture of east and west traffic.

#### **PROPERTY FEATURES**

• Available Size - Suite 101: 4,109 SF

• Sale Price: \$2,425,000

• Lease Rate: \$30.00-\$32.00/SF

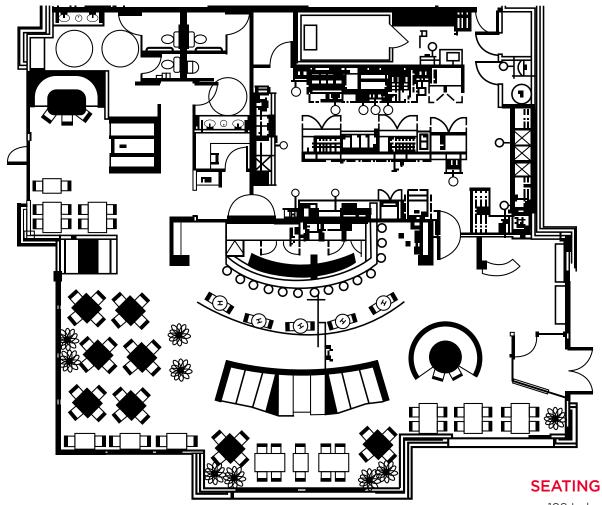
• NNN Expenses: \$15.32/SF

 Highlights - Harmony Road Frontage Turnkey restaurant space, Building signage Outstanding retail location



# 2400 E HARMONY ROAD FORT COLLINS, COLORADO 80528

## **FLOOR PLAN**



<ul> <li>109 Inc</li> </ul>	door Seats
-----------------------------	------------

• 24 Patio Seats

Demographics	1 Mile	3 Mile	5 Mile
2023 Population	10,325	58,660	141,039
2028 Pop. Projection	10,615	60,492	146,052
2023 Households	3,666	23,583	56,861
2028 HH Projection	3,774	24,347	58,963
Avg. Household Income	\$87,021	\$109,020	\$109,104
Daytime Population	11,035	36,708	80,273

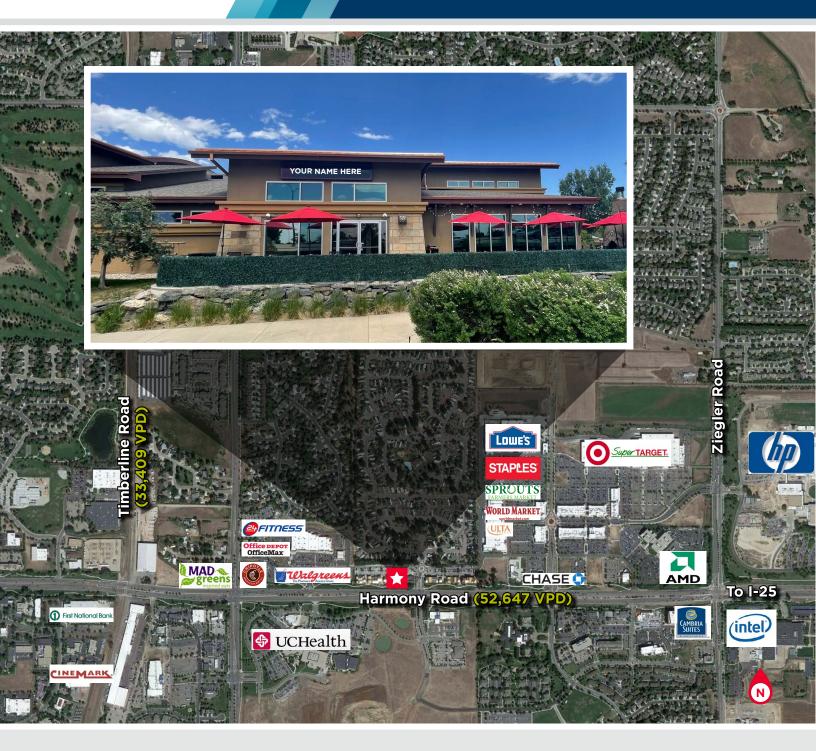
Source: CoStar, 2023

	Cou	

E Harmony Road	51,705
Ziegler Road	22,186
S Timberline Road	26,946
Source: CDOT, 2022	



# 2400 E HARMONY ROAD FORT COLLINS, COLORADO 80528



For more information, please contact:

### **AKI PALMER Executive Director**

+1 970 267 7727 aki.palmer@cushwake.com

### **COLE VANMEVEREN** Director

+1 303 218 3268 cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200 Fort Collins, Colorado 80525

T +1 970 776 3900 F +1 970 267 7419

cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.