

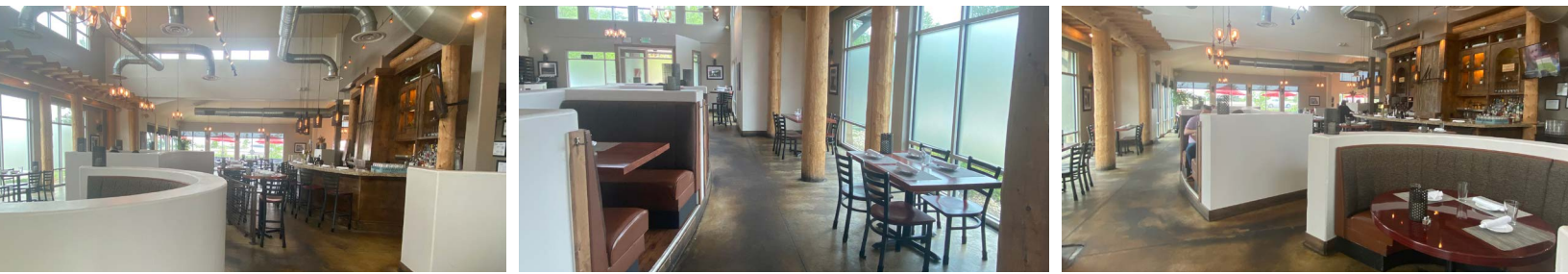


AVAILABLE FOR SALE OR LEASE

# 2400 E HARMONY ROAD

FORT COLLINS, COLORADO 80528

## TURN KEY RESTAURANT



## 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.

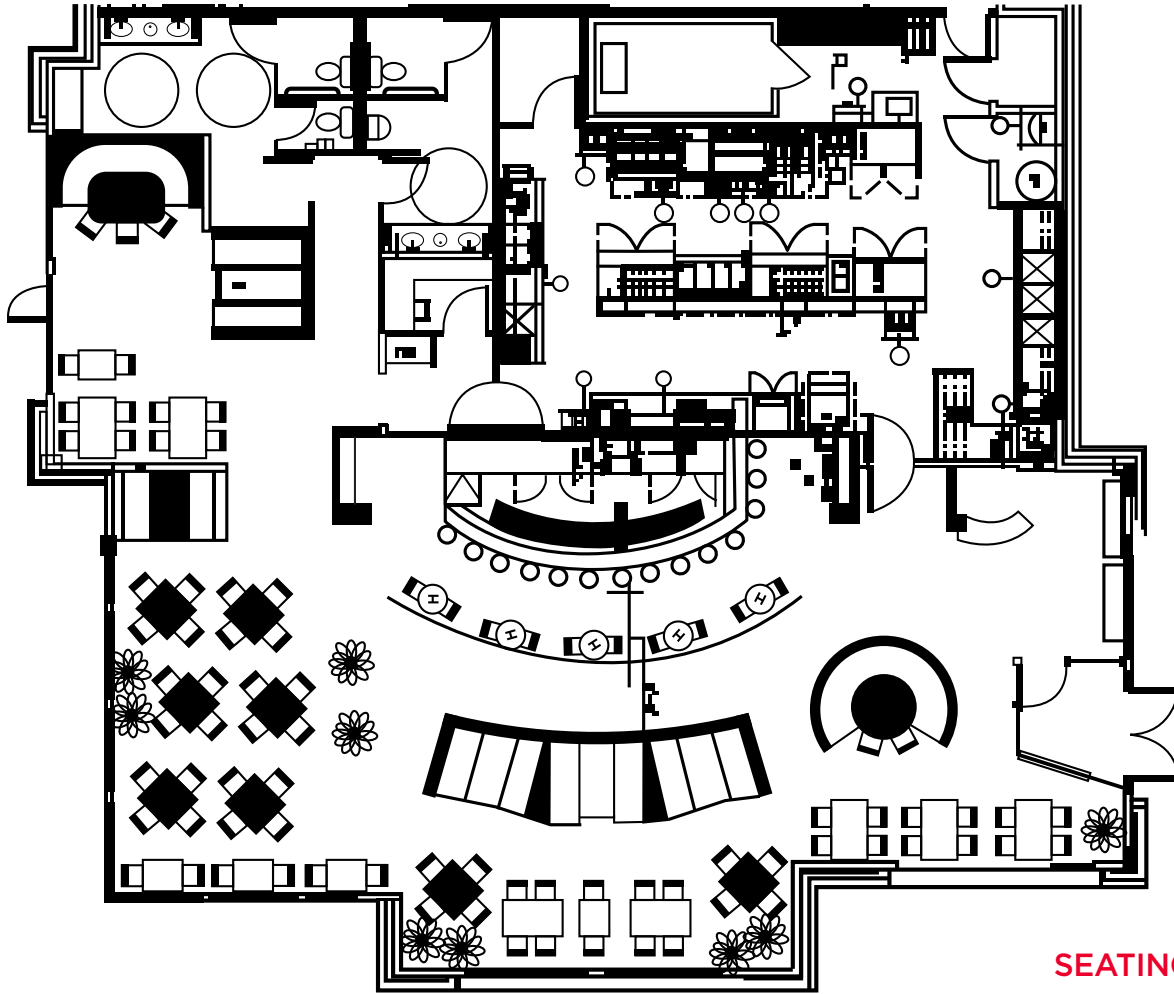
### PROPERTY FEATURES

- 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 Turn-key restaurant space, Building signage Outstanding retail location

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## FLOOR PLAN



### SEATING

- 109 Indoor 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

### Traffic Counts

E Harmony Road	51,705
Ziegler Road	22,186
S Timberline Road	26,946

Source: CDOT, 2022

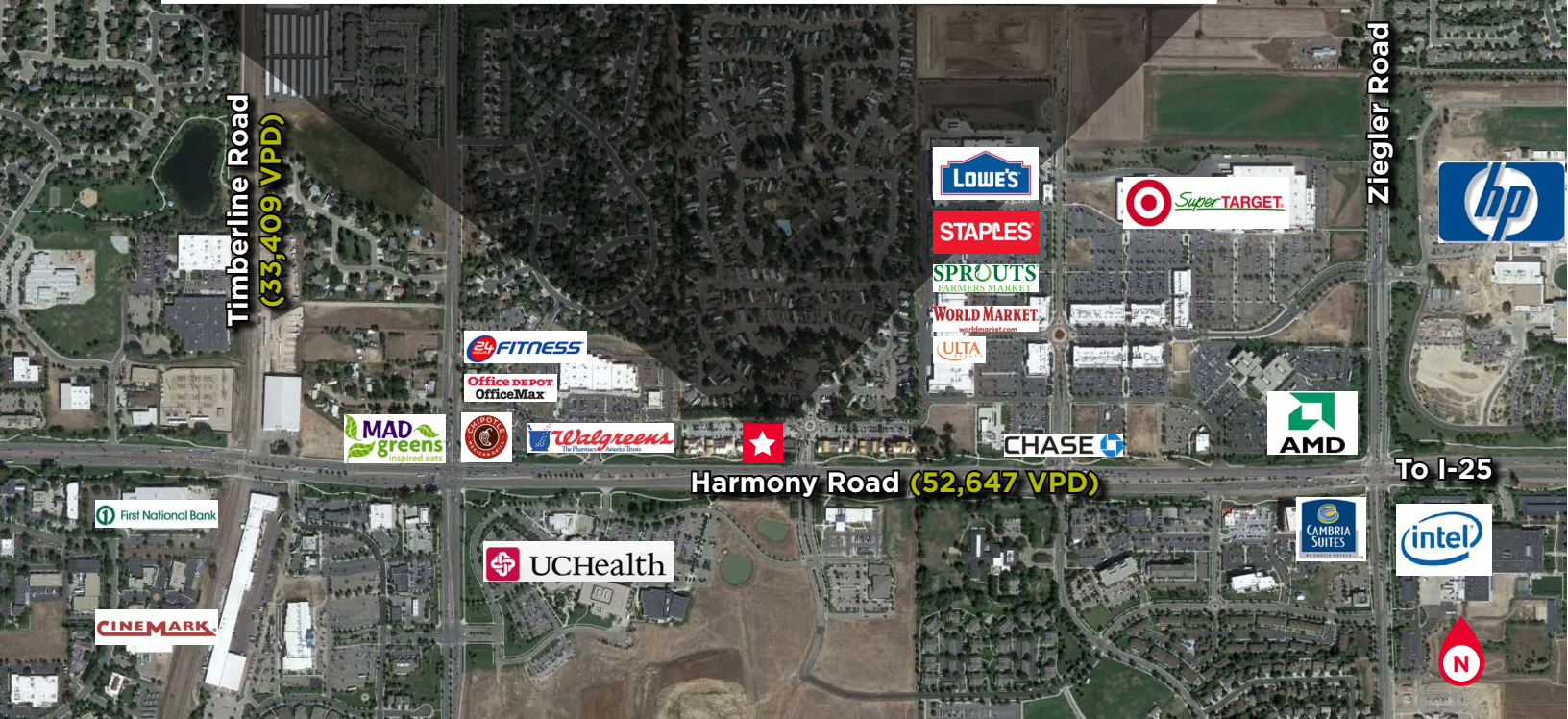




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For more information, please contact:

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