

Beel STEAKHOUSE

SONNY

FRE CONSTRUCTION

RESERVED PARKING

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\$100 FINE YOUR NAME HERE

CUSHMAN & WAKEFIELD

109

Fort Collins, CO 80524

PRIME RETAIL SUITE AVAILABLE FOR LEASE

109 South College Avenue

109 South College Avenue offers an exceptional retail opportunity in the vibrant heart of Old Town, Fort Collins. Positioned directly on the city's main thoroughfare, College Avenue, this highvisibility location benefits from steady pedestrian traffic and strong exposure to both locals and visitors. The flexible floor plan is ideal for a variety of retail concepts. This is a standout spot for retailers looking to establish a presence in one of Fort Collins' most sought-after shopping corridors.





109 South College Avenue

FLOOR PLAN

RESTROOM - NOT CURRENTLY BUILT / FUTURE OPTION BY TENANT REQUEST



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109 South College Avenue

Over \$170M Total Consumer Spending Within 1 Miles COSTAR 2025



For more information, please contact:

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