

**223 LINDEN STREET**

FORT COLLINS, COLORADO 80524

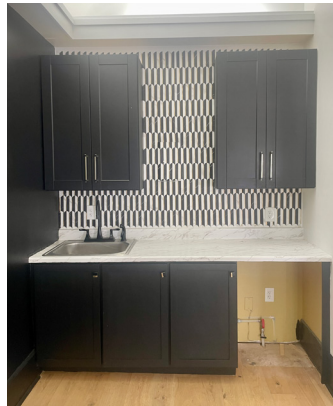
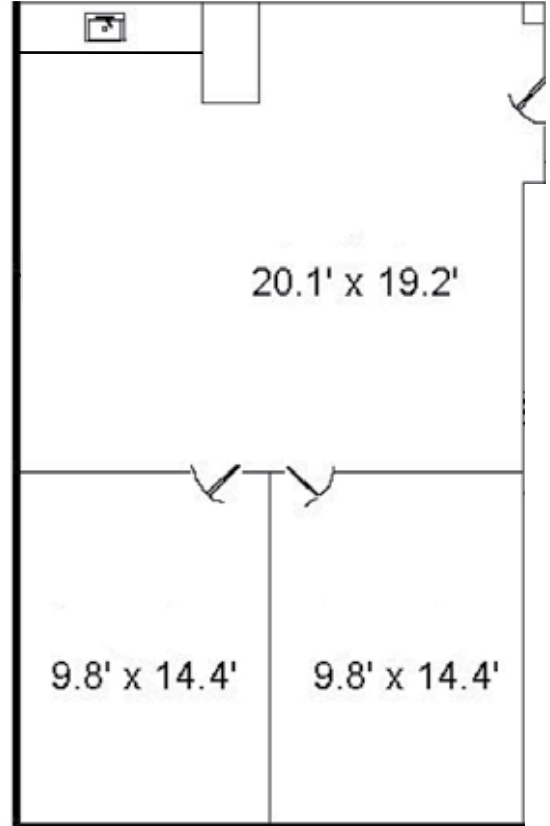
**EXCELLENT VISIBILITY AND FOOT TRAFFIC****882 - 3,500 SF RETAIL/OFFICE SPACE FOR LEASE**  
Only Steps from Old Town Square**PROPERTY HIGHLIGHTS**

- Walking distance to countless amenities
- Close proximity to multiple parking garages
- Multiple layout options available

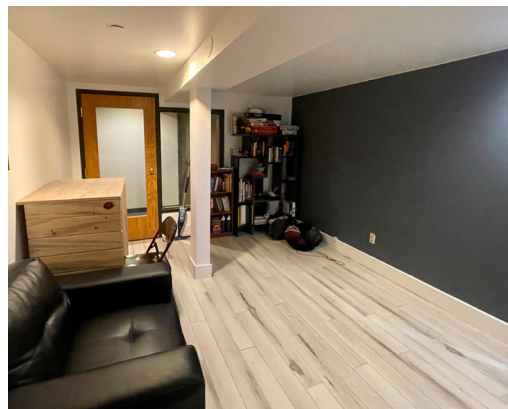
**VIEW THE LINDEN STREET RENOVATION PROJECT**

| SPACE              | LEASE RATE                    | SIZE             | AVAILABILITY  |
|--------------------|-------------------------------|------------------|---------------|
| <b>Suite 200</b>   | \$30.00 - \$32.00/SF Gross    | 882 SF           | Available Now |
| <b>Lower Level</b> | \$1,100 - \$2,200/Month Gross | 1,750 - 3,500 SF | Available Now |

## SUITE 200



## LOWER LEVEL



### Demographics

CoStar, 2024

|                            | 2 Mile   | 5 Miles  | 10 Miles  |
|----------------------------|----------|----------|-----------|
| 2024 Population            | 49,672   | 158,670  | 239,817   |
| 2029 Population Projection | 52,815   | 167,741  | 254,930   |
| 2024 Households            | 18,685   | 64,738   | 94,766    |
| Average HH Income          | \$73,474 | \$92,474 | \$107,107 |

### Traffic Counts

CDOT, 2025

|                  | Vehicles Per Day |
|------------------|------------------|
| College Avenue   | 30,521           |
| Jefferson Street | 14,218           |

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For more information, please contact:

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