

MIDTOWN COMMONS

2701 - 2721 S. COLLEGE AVENUE
FORT COLLINS, COLORADO 80525



22,525 SF JR. BOX SPACE AVAILABLE FOR LEASE

LEASE RATE: CONTACT BROKER FOR PRICING

Midtown Commons is a community shopping center in the heart of Fort Collins located just north of Foothills Mall and south of Colorado State University. The center faces South College Avenue (US 287), one of the main thoroughfares in town. Current tenants include ARC Thrift Store, Fitness Gallery, Dollar Tree, Dickey's Barbeque Pit, Games Ahoy, Fred Loya and Maxline Brewing.

PROPERTY FEATURES

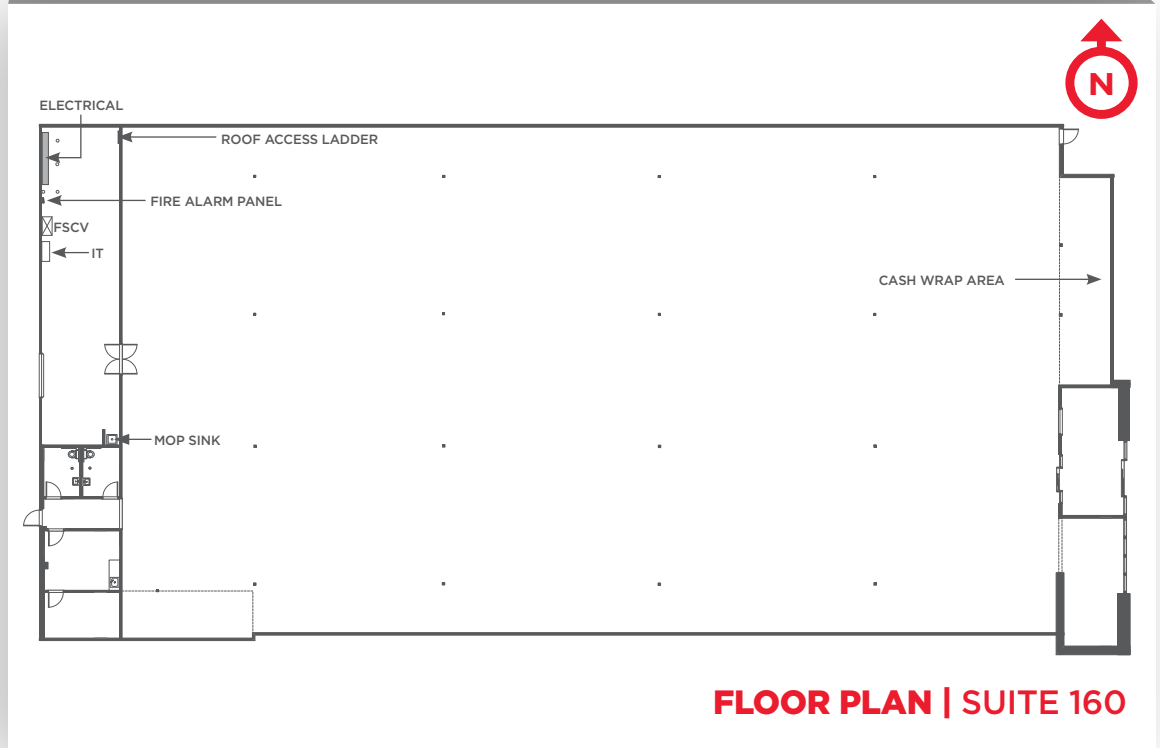
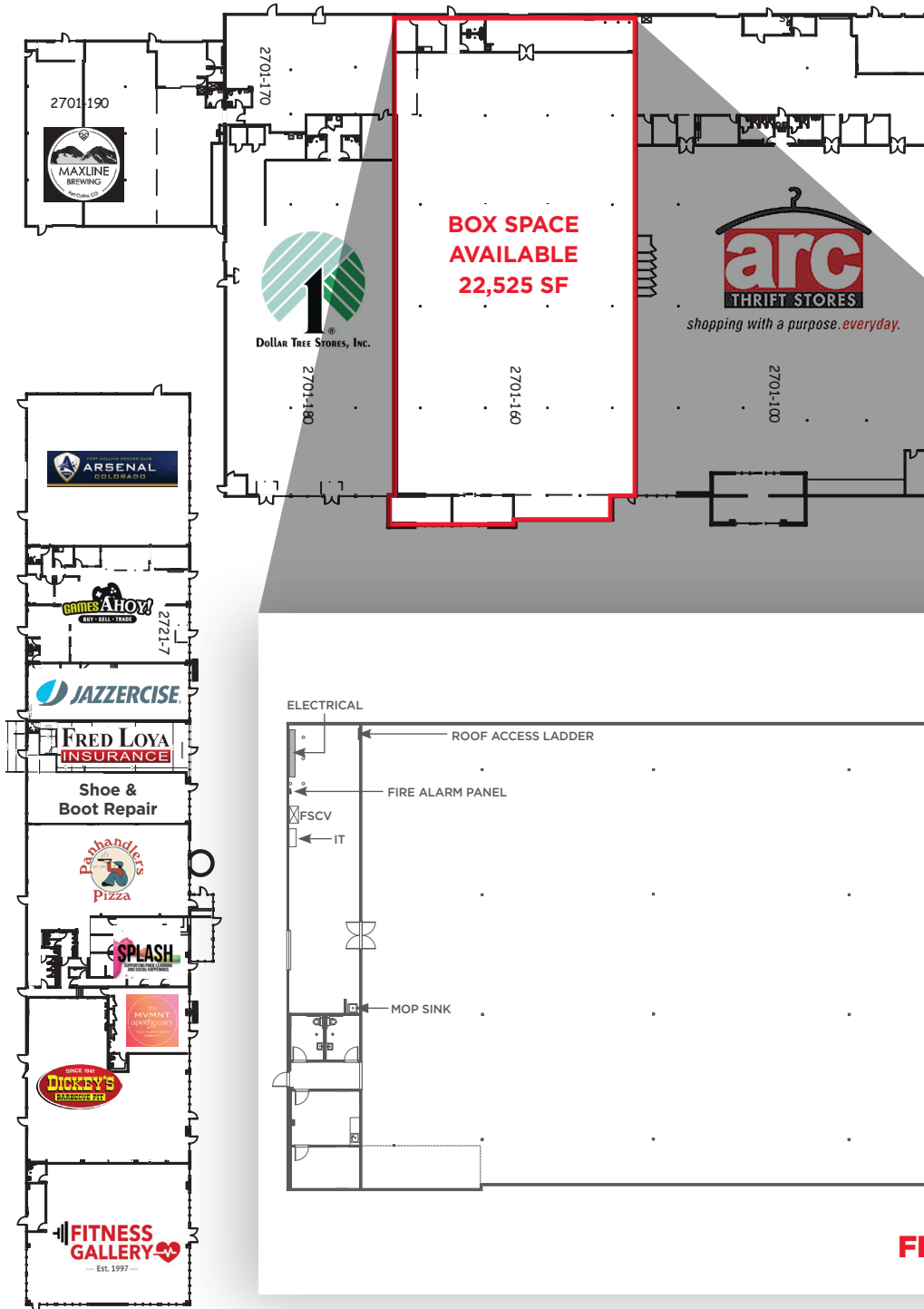
Building Size	98,764 SF
Year Renovated	2015
Frontage	488' on College Avenue
Zoning	B-3
Clear Height	15'

PROPERTY HIGHLIGHTS

- Traffic counts on South College Avenue: ±46,000 VPD
- Great access and frontage along South College Avenue
- In the heart of Fort Collins just north of Foothills Mall
- Prime signage opportunity on South College Avenue

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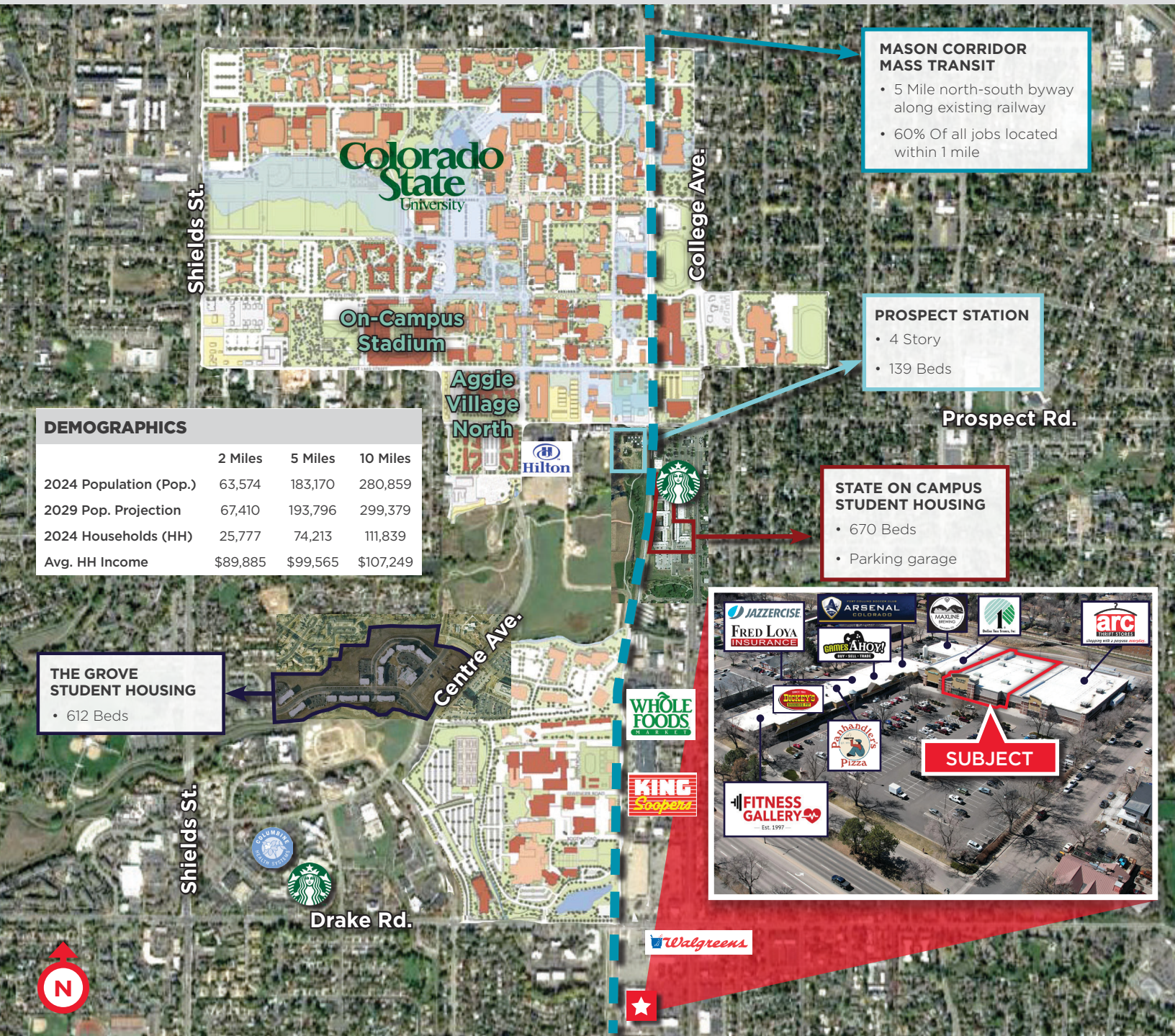
PROPERTY SITE PLAN



S. College Ave.

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For more information, please contact:

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