AVAILABLE FOR LEASE



MIDTOWN COMMONS 2701 - 2721 S. COLLEGE AVENUE

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 Size98,764 SFYear Renovated2015Frontage488' on College AvenueZoningB-3Clear Height15'

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

AVAILABLE FOR LEASE



MIDTOWN COMMONS

PROPERTY SITE PLAN



- S.-College Ave. -



AVAILABLE FOR LEASE

MIDTOWN COMMONS 2701 - 2721 S. COLLEGE AVENUE

FORT COLLINS, COLORADO 80525



For more information, please contact:

AKI PALMER Executive Managing Director +1 970 267 7727

COLE VANMEVEREN Senior Director

+1 970 267 7727 aki.palmer@cushwake.com +1 970 219 3802 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

©2025 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.