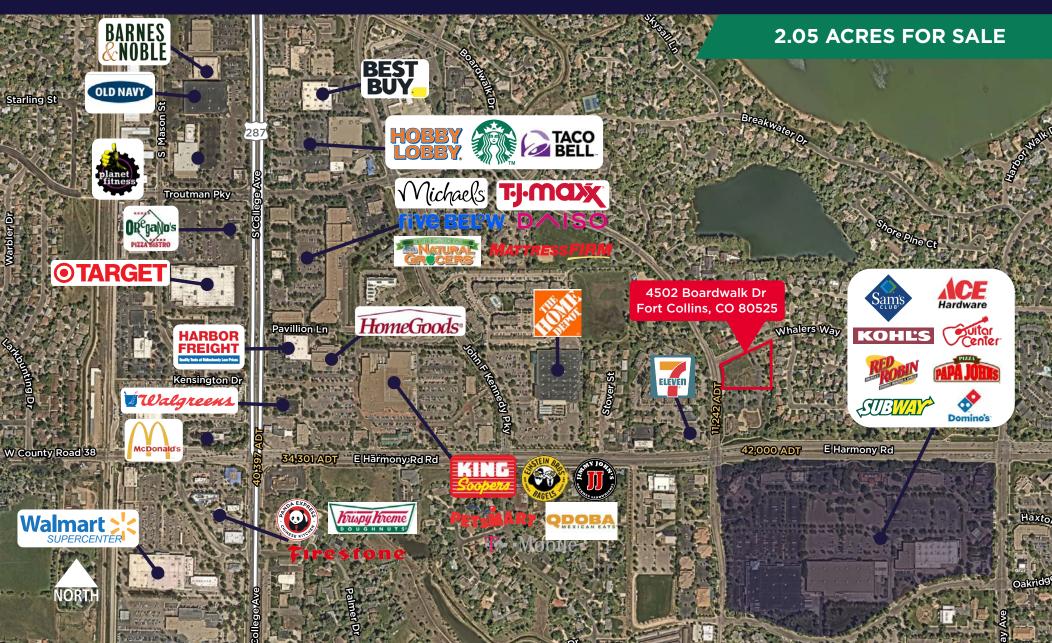
## **4502 BOARDWALK DRIVE**

### FORT COLLINS, CO



A prime land parcel is available for sale at 4502 Boardwalk, Fort Collins, spanning 2.05 acres. With HC (Highway Commercial) zoning, the property offers versatile opportunities for commercial development in a sought-after location. This space is ideal for businesses looking to establish a prominent presence in the Fort Collins area. Reach out for more details or to explore its potential!



#### **4502 BOARDWALK DRIVE**

#### FORT COLLINS, CO







**SIZE** 2.05 Acres (89,419 SF)



**SALE PRICE** \$1,295,000





# PURPOSED USE Bank, Commercial, General Freestanding, Office, Restaurant, Retail

DEMOGRAPHIC	2 Miles	5 Miles	10 Miles
2024 Population	45,048	169,195	329,211
2029 Population Projection	47,533	179,084	353,407
2024 Households	19,393	68,148	131,797
Average HH Income	\$111,219	\$102,331	\$106,560

#### For more information, please contact

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