

1603 - 1605 NORTH COLLEGE AVENUE

Fort Collins, CO 80524

FOR SALE | Formerly Approved Drive-Thru Site Pending Re-Approval on .75 Acres



1603 - 1605 North College Avenue
Fort Collins, CO 80524
Proposed Site Plan



SALE PRICE: \$349,999

(included in the price is credits for two (2) three quarter inch (3/4") water taps)



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PROPERTY FEATURES

Parcel Size: .75 Acre
Zoning: (CS) Service Commercial District
Proposed Use: Drive-thru restaurant, automotive urgent care medical and many more

Demographics	CoStar, 2023		
	2 Mile	5 Mile	10 Mile
2023 Population	20,417	126,165	222,972
2028 Projected Population	20,867	128,853	229,271
Average HH Income	\$82,531	\$84,541	\$100,430
Daytime Population	21,571	72,547	109,804

Traffic Count	CDOT, 2022
Street	Vehicles Per Day
N College	25,897
E Willox Lane	9,504
W Willox Lane	7,109

PROPERTY HIGHLIGHTS

- Formerly approved PDP for drive-thru retail land in easily accessible location of north Fort Collins
- Located near North College Marketplace anchored by high-volume King Soopers
- Approved for drive-thru fast food restaurant or can be modified for alternative uses
- Fast growing and changing part of Fort Collins with significant new single family and student housing under construction nearby
- Urban Renewal Authority in place creates additional opportunities for trade area



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For more information, please contact:

AKI PALMER
Executive Director
+1 970 267 7727
aki.palmer@cushwake.com

COLE VANMEVEREN
Director
+1 303 218 3268
cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525
T +1 970 776 3900 / +1 970 217 6382
F +1 970 267 7419

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