

# 230 S. COLLEGE AVENUE

Fort Collins, CO 80524

AVAILABLE FOR LEASE



TURNKEY RESTAURANT/RETAIL IN OLD TOWN



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## OVERVIEW

Turnkey Restaurant/Retail / Available For Lease

### SUMMARY

Vibrant Old Town turnkey restaurant/retail space available. This property has street parking plus a municipal parking lot right out the back door. Excellent opportunity for a restaurant/bar or retail with abundant foot and drive-by traffic. The space has great ceiling height, exposed brick walls, large storefront windows, and a patio. The dual entry points and versatile layout make this space ideal for a dual concept.

### BUILDING SIZE

5,740 SF

### ESTIMATED NNNs

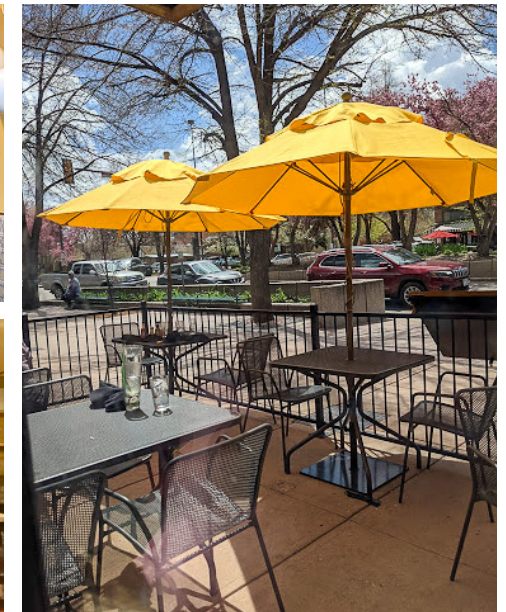
\$10.25/SF

### ASKING RATE

\$26.00-\$28.00/SF NNN

### FEATURES

- 2 Bars
- Multiple Walk-Ins
- Kitchen & Prep Kitchen
- 2 Dining Areas
- 2 Entry Points



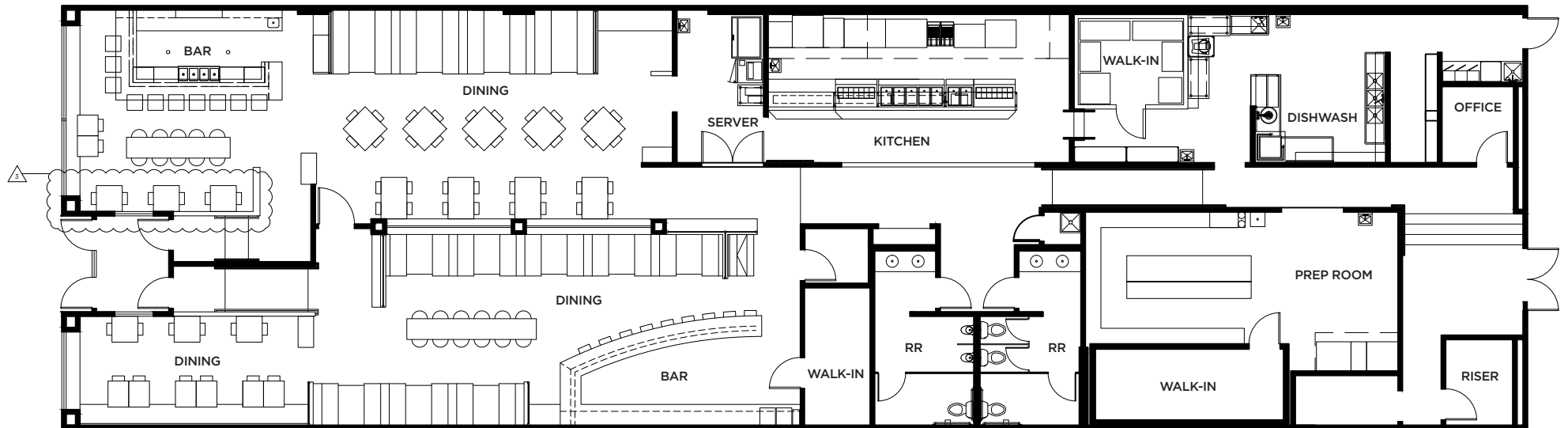
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## FLOOR PLAN

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## LOCATION MAP

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### Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	13,420	93,838	161,323
2025 Households (HH)	5,731	38,052	66,400
Avg. HH income	\$101,325	\$95,367	\$107,984

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