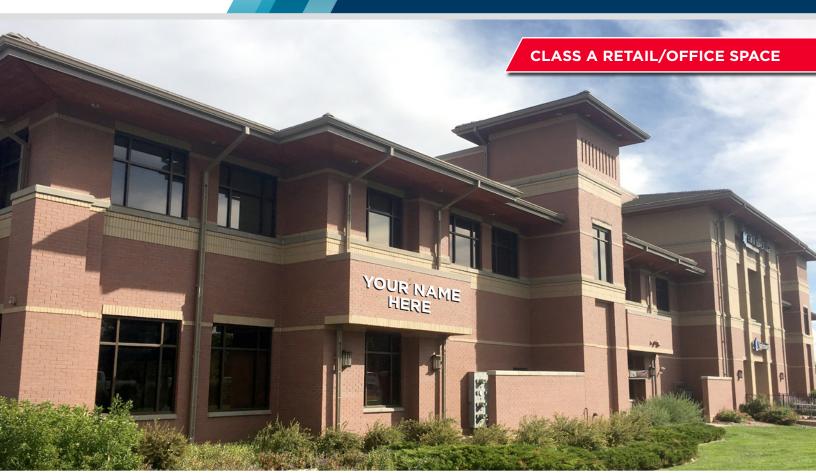


RETAIL/OFFICE AVAILABLE FOR LEASE 4532 MCMURRY AVENUE

FORT COLLINS, COLORADO 80525



CLASS A HARMONY ROAD RETAIL/OFFICE | AVAILABLE FOR LEASE

AVAILABILITIES

UNIT 210: 6,865 SF

Lease Rate: \$18.00/SF NNN

PROPERTY HIGHLIGHTS

- Excellent visibility on Harmony Road
- Great building and monument signage available
- Next door to vibrant grocery anchored shopping center
- 66 Parking spaces

國際國際總統

POPULATION	1 Mile	3 Mile	5 Mile
2020 Population	13,236	84,910	160,164
Pop. Growth ('20-'25)	14,215	91,178	171,702
Daytime Employees	15,557	47,037	98,589
HOUSEHOLDS			
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2020 Households (HH)	1 Mile 5,745	3 Mile 34,268	5 Mile 63,718

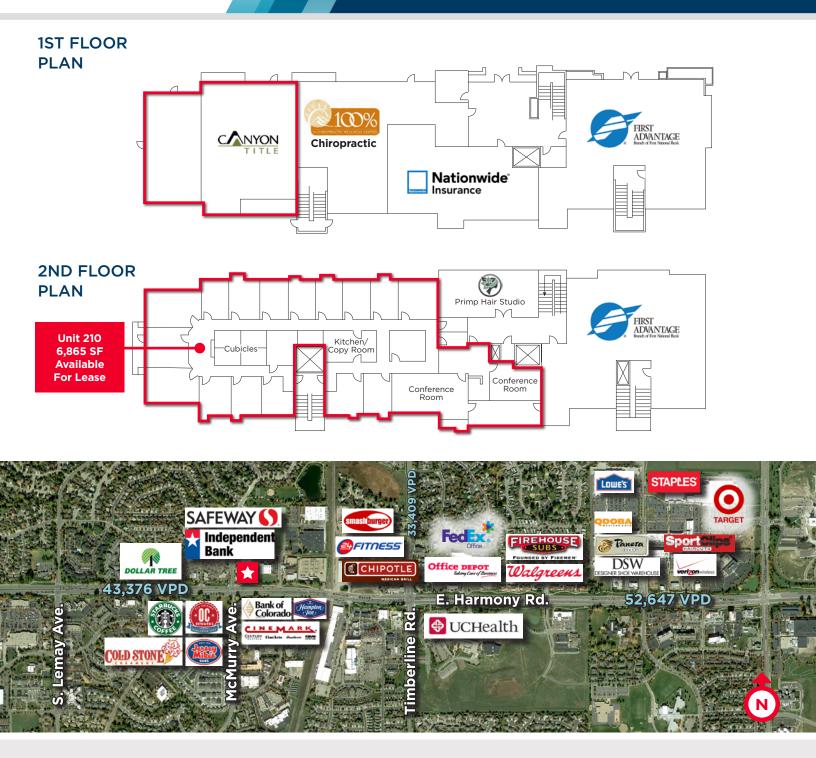
Source: CoStar, 2020

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