RETAIL FOR LEASE

Harmony School Shops

FORT COLLINS, CO

RETAIL AVAILABILITY

76%
OCCUPANCY

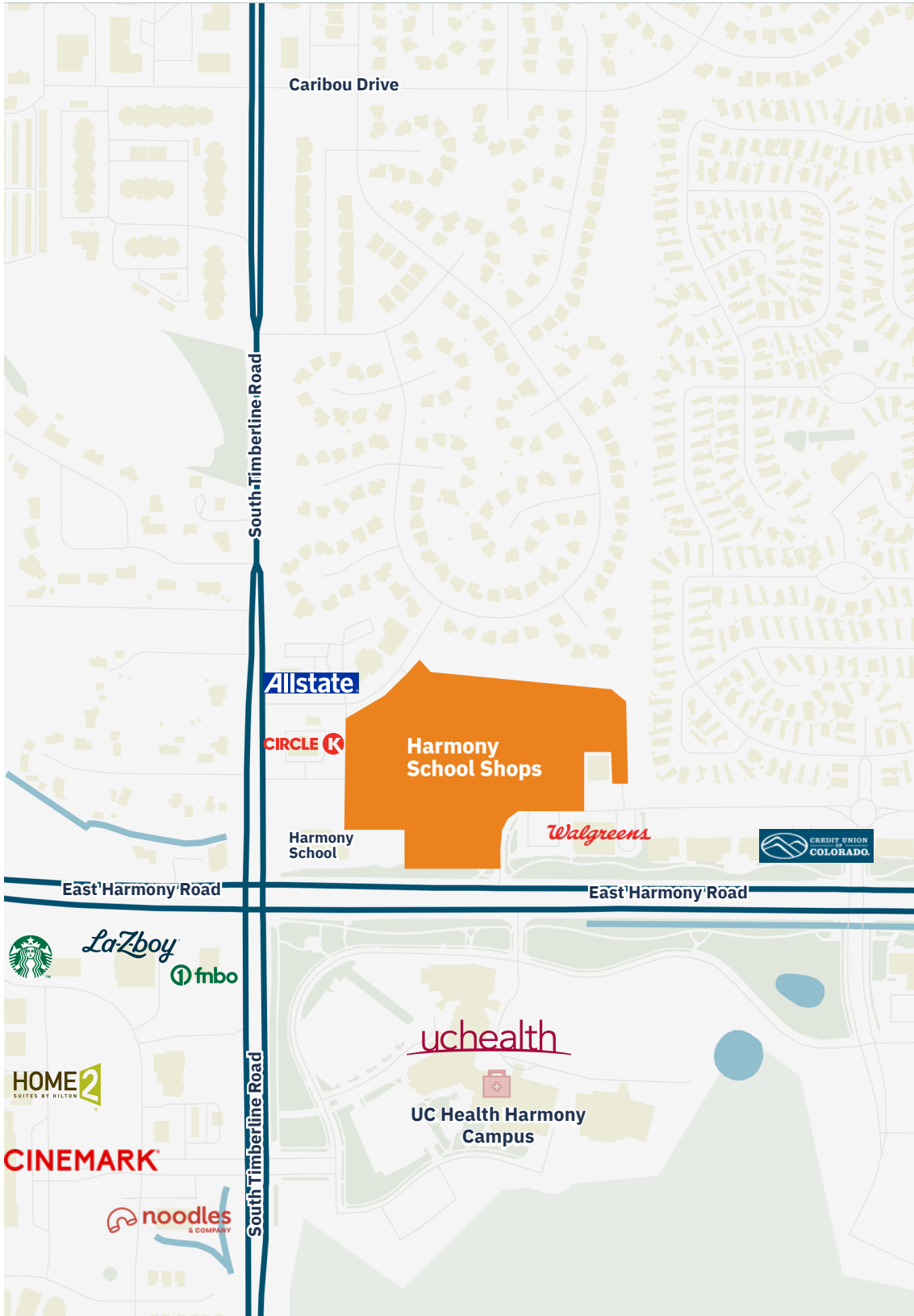
21,116 RSF
AVAILABLE

NOTABLE TENANTS

- Prime positioning on the Harmony Road Corridor at a high-volume intersection (NEC of Timberline) with combined traffic exceeding 65,000+ VPD
- Direct access to Fort Collins' elite daytime population, situated minutes from Intel, HP, Broadcom, and UCHealth Poudre Valley Hospital
- Strategic placement in the city's affluent SE quadrant, anchored by 24 Hour Fitness and Walgreens with a top-tier national restaurant mix

DEMOGRAPHICS

1 Mile	3 Mile	5 Mile
POPULATION		
12,766	74,498	161,297
HOUSEHOLDS		
5,381	30,870	63,299
AVERAGE HOUSEHOLD INCOME		
$129,057	$127,263	$127,263
TRAFFIC COUNT		
65,000+ VPD		



SITE PLAN

Unit		SQ.FT.
100	24 Hr Fitness USA	36,463
101	**LOI**	**21,116**
102	Auto Zone Parts	8,464
103	BC Burke	5,170
104	Health Images	6,038
105	Chipotle	2,400
106	Floyds 99 Barbershop	1,650
107	Mad Greens	2,164
108	Firehouse Subs	1,800
109	Comfort Dental	5,497

Total Square Feet: 90,762

N

pylon

property line

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REVESCO PROPERTIES TRUST