

# MIDTOWN COMMONS

 2701 - 2721 S. COLLEGE AVENUE  
FORT COLLINS, COLORADO 80525


## AVAILABILITIES

Suite	SF Available	Lease Rate	NNN Expenses	Timing
2721-4A	1,764 SF	\$16.00 - 18.00/SF NNN	\$8.12/SF	Available Now
2721-5A	1,477 SF	\$16.00 - 18.00/SF NNN	\$8.12/SF	Available Now

Midtown Commons is a community shopping center in the heart of Fort Collins located just north of Foothills Mall and south of Colorado State University. The center faces South College Avenue (US 287), one of the main thoroughfares in town. Current tenants include ARC Thrift Store, Fitness Gallery, JoAnn Fabrics & Crafts, Dollar Tree, Dickey's Barbeque Pit, Games Ahoy and Maxline Brewing.

## PROPERTY FEATURES

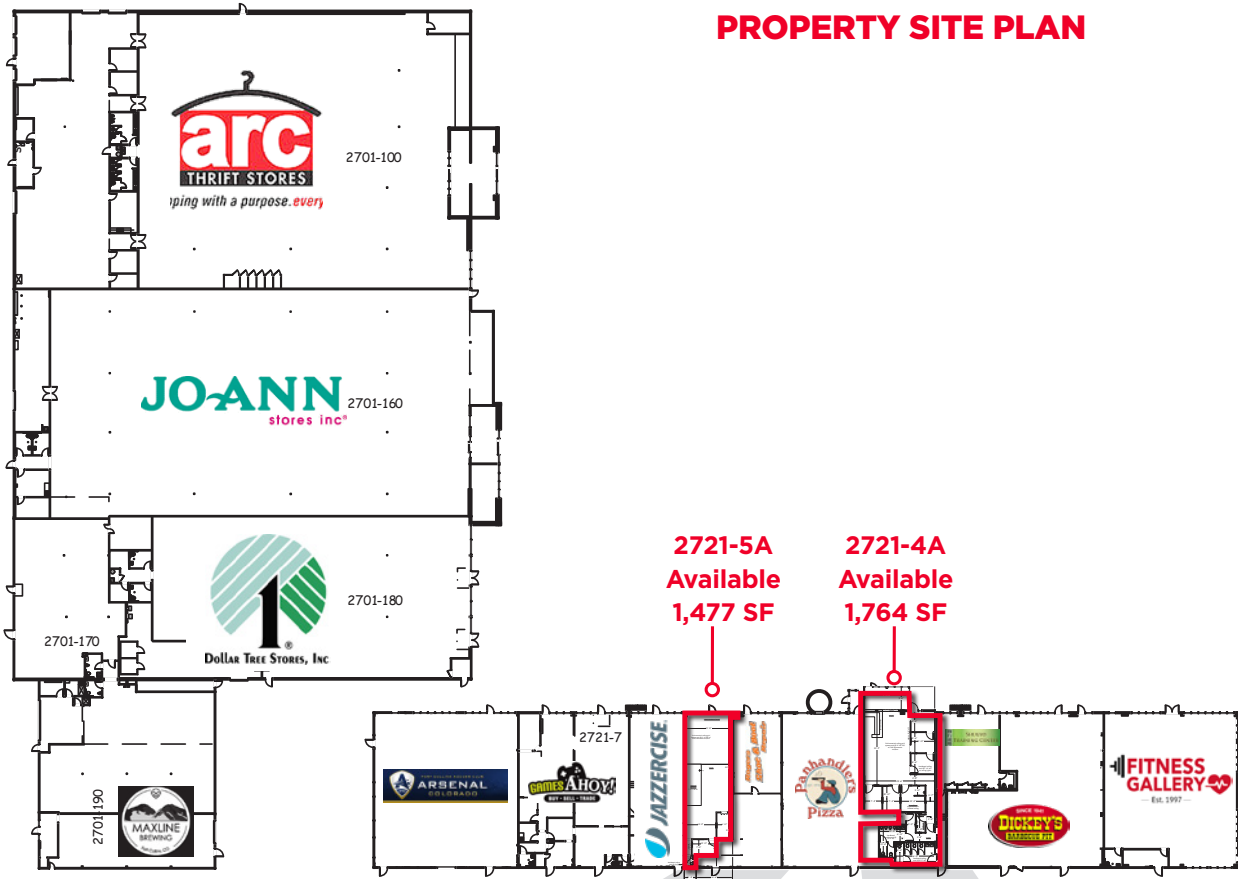
<b>Building Size</b>	98,764 SF
<b>Year Renovated</b>	2015
<b>Frontage</b>	488' on College Avenue
<b>Zoning</b>	B-3

## PROPERTY HIGHLIGHTS

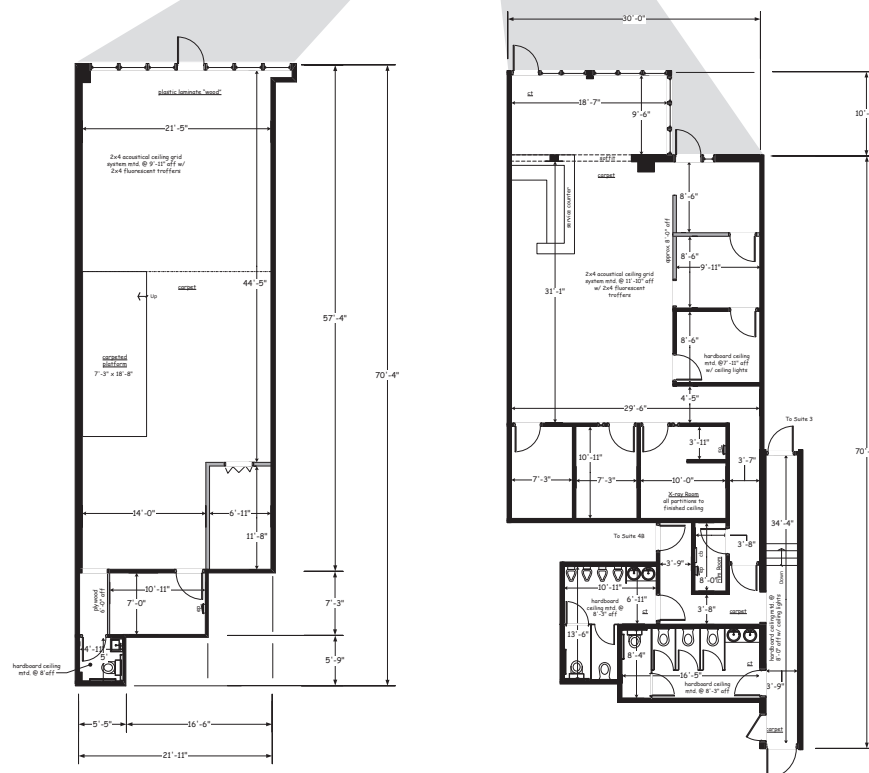
- Traffic counts on South College Avenue: ±46,000 VPD
- Great access and frontage along South College Avenue
- In the heart of Fort Collins just north of Foothills Mall
- Prime signage opportunity on South College Avenue

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## PROPERTY SITE PLAN



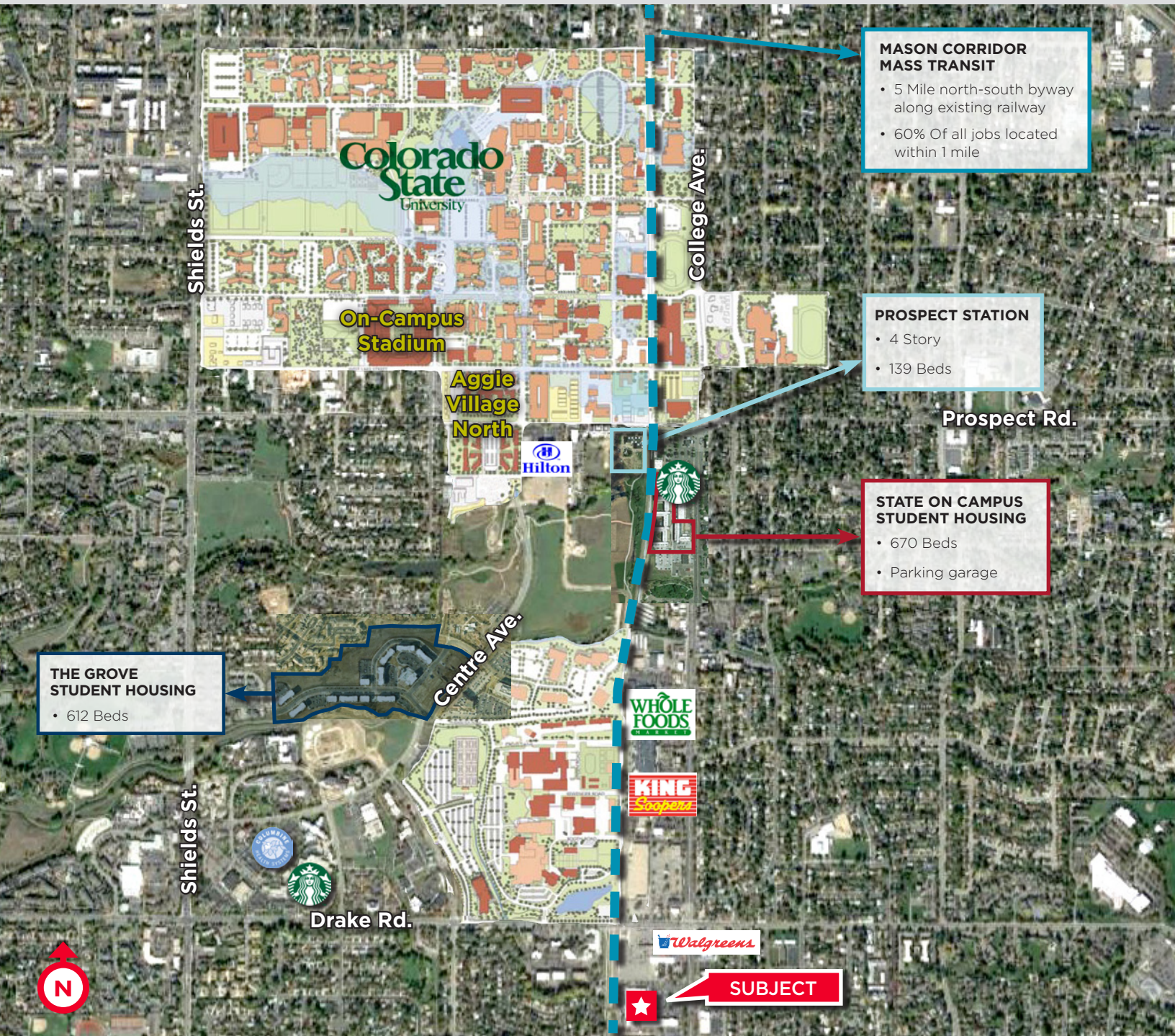
S. College Ave.





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For more information, please contact:

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