

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	\$18.00/SF NNN	\$7.90/SF	Available 11/1/21

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, JoAnn Fabrics & Crafts, Dollar Tree, Dickey's Barbeque Pit and Maxline Brewing.

PROPERTY FEATURES

Lot Size 8.4 Acres

Year Renovated 2015

Building Size 98,764 SF

Zoning B-3

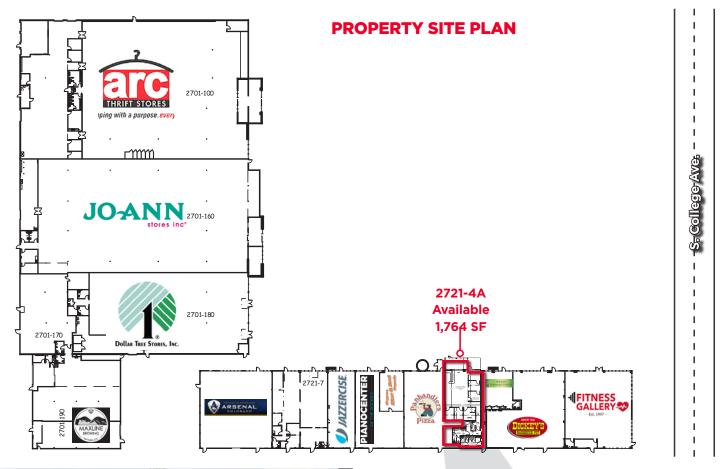
PROPERTY HIGHLIGHTS

- 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



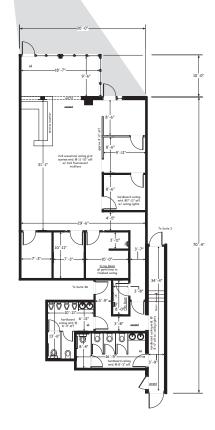
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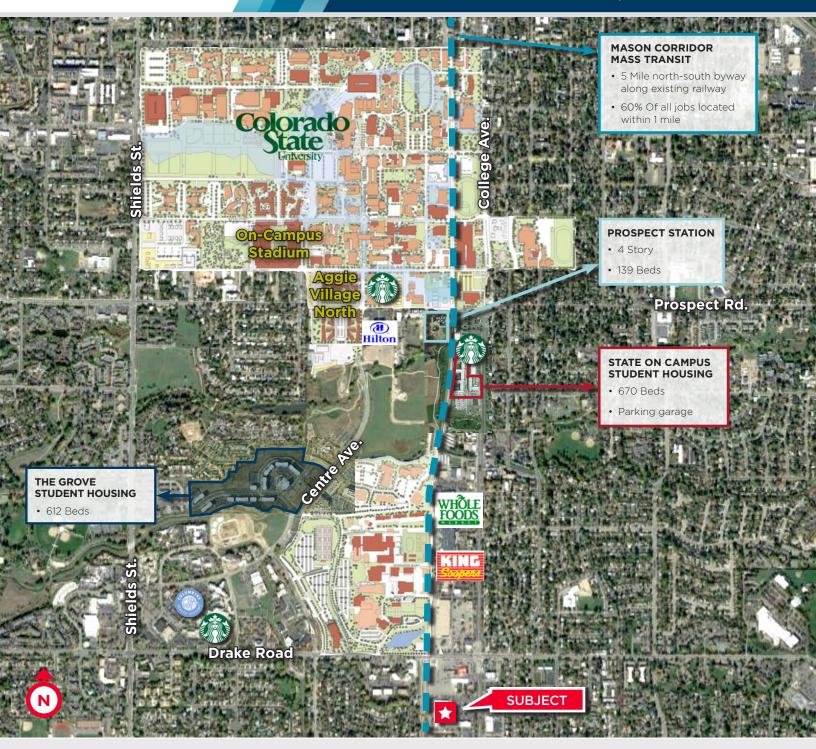






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For more information, please contact:

AKI PALMER Managing Director

+1 970 267 7727 aki.palmer@cushwake.com

COLE VANMEVEREN Broker Associate

970 219 3802

cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200 Fort Collins, Colorado 80525

T +1 970 776 3900 F +1 970 267 7419

cushmanwakefield.com

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