

MIDTOWN COMMONS

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


SUITE 2721-1A: 4,213 SF
LEASE RATE
\$27.00 - \$28.00/SF NNN
CALL FOR AVAILABILITY

SUITE 2721-7: 3,510 SF
LEASE RATE
\$16.00 - \$17.00/SF NNN
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, JoAnn Fabrics & Crafts, Dollar Tree, Dickey's Barbeque Pit and Maxline Brewing.

See reverse for site plan and aerial.

Offering Summary

NNN	\$7.38/SF
Lot Size	8.4 Acres
Year Renovated	2015
Building Size	98,764 SF
Zoning	B-3

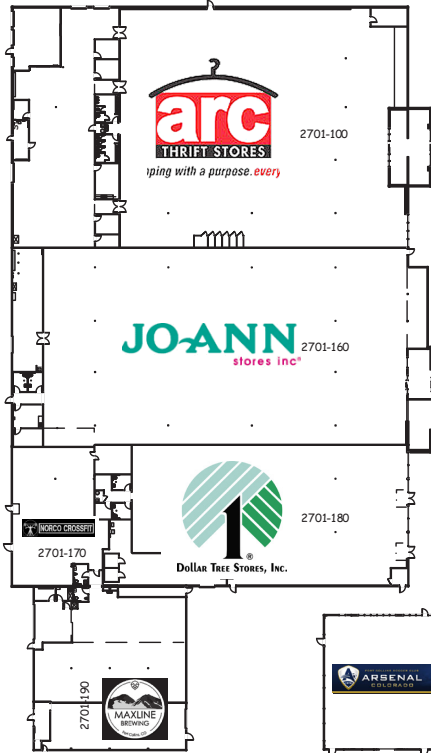
Property Highlights

- 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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Site Plan



SOUTH COLLEGE AVENUE



For more information, please contact:

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