

# 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   | \$8.75/SF    | Available Now |
| 2721-3  | 1,202 SF     | \$16.00 - \$18.00/SF NNN | \$8.75/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, Fred Loya and Maxline Brewing.

### **PROPERTY FEATURES**

Year Renovated

**Building Size** 98.764 SF 2015

Frontage 488' on College Avenue

**Zoning** B-3

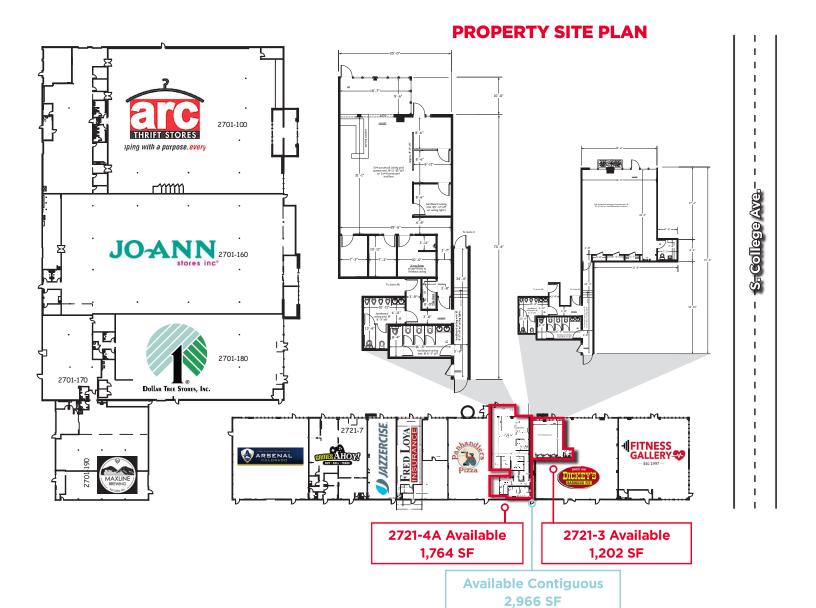
### **PROPERTY HIGHLIGHTS**

- 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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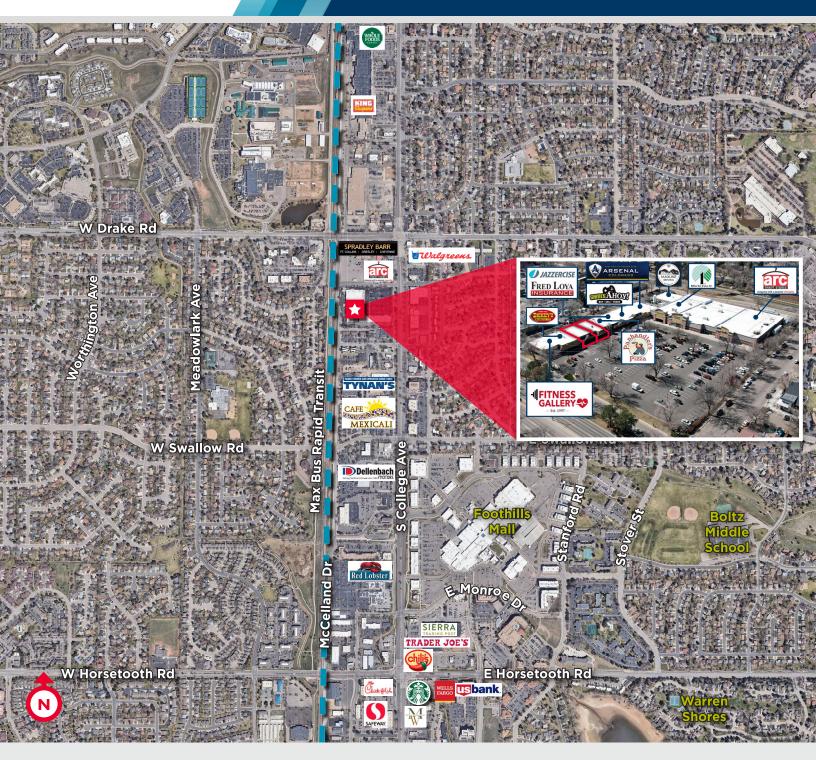






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For more information, please contact:

#### **AKI PALMER Executive Director**

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

#### **COLE VANMEVEREN** Director

+1 970 219 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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