

RESTAURANT SPACE FOR LEASE

931 E. Harmony Rd., Unit 3
Fort Collins, CO



PROPERTY DETAILS

Available Space:

Suite 3: 1,602 RSF

Lease Rate: \$32/SF NNN

Expenses: \$16.40/SF includes
restaurant water

Co-Tenants:

- Incycle Fort Collins
- Subway
- Outpost Sunsport
- Sam's Club
- Kohl's
- Ace Hardware

HARMONY CORRIDOR RETAIL CENTER

LEASE RATE: \$32/RSF NNN (est.\$16.40/SF)

- Hard to find Harmony Road restaurant space in high traffic Fort Collins Shopping Center
- Strong co-tenancy in shopping center anchored by Kohl's, Sam's Club, Ace Hardware, and more
- Mature, high traffic area with excellent demographics and high household income
- Large outdoor patio opportunity and signage on Harmony Road
- Some restaurant infrastructure in place including commercial hood
- Monthly NNN expenses include allocated water for restaurant use

Imran Bhimani

Broker Associate

970-518.7704

imran@lcrealestategroup.com

Nathan Klein

Sr. Partner/Commercial Brokerage Mgr

970-222-2473

nathan@lcrealestategroup.com



DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	9,666	91,082	167,326
Avg. HH Income	\$129,328	\$132,359	\$120,654
Households	4,647	38,532	67,135
Businesses	846	3,920	7,805
Employees	10,719	50,823	109,902



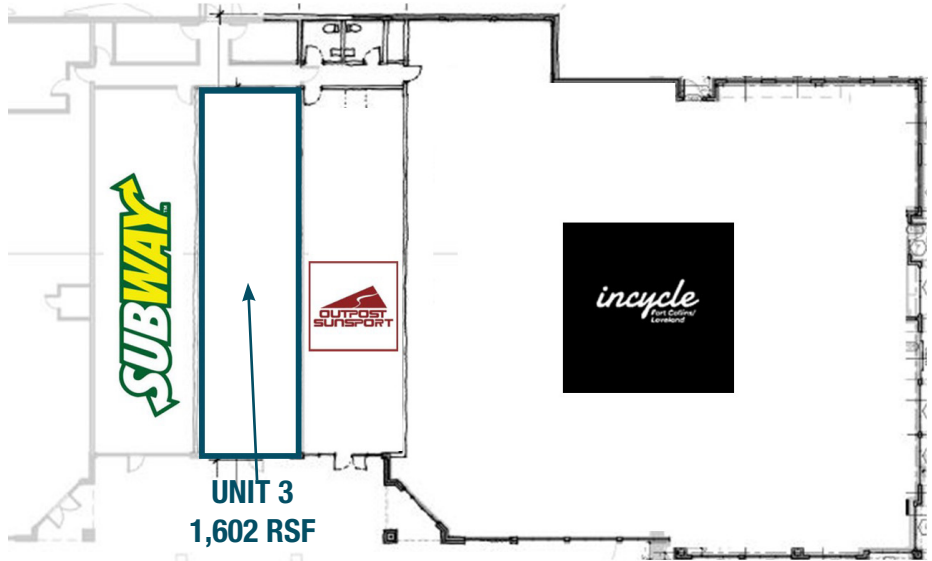
TRAFFIC COUNTS (Source: STDBOnline)

E. Harmony Rd. @ Property	38,560 VPD
S. Lemay Ave., South of Harmony Rd.	20,220 VPD

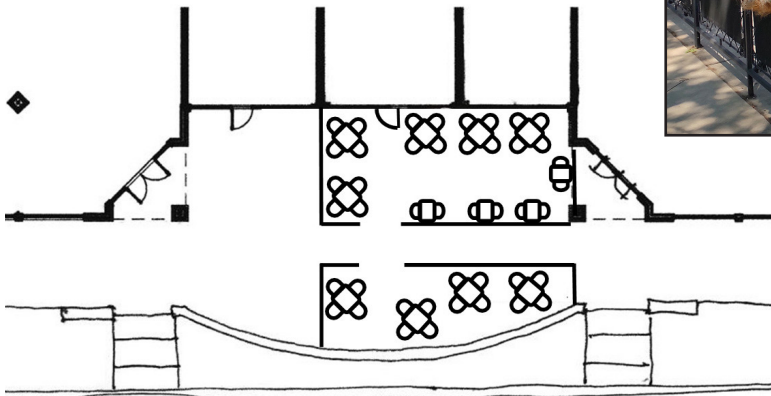
The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 9/24/2024

RESTAURANT SPACE FOR LEASE

931 E. Harmony Rd., Fort Collins, CO



CURRENT PATIO SEATING



SUITE 3

- 1,602 RSF
- Patio seating approx. 35-40 people
- Some restaurant infrastructure already in place
- High foot traffic

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 9/24/2024

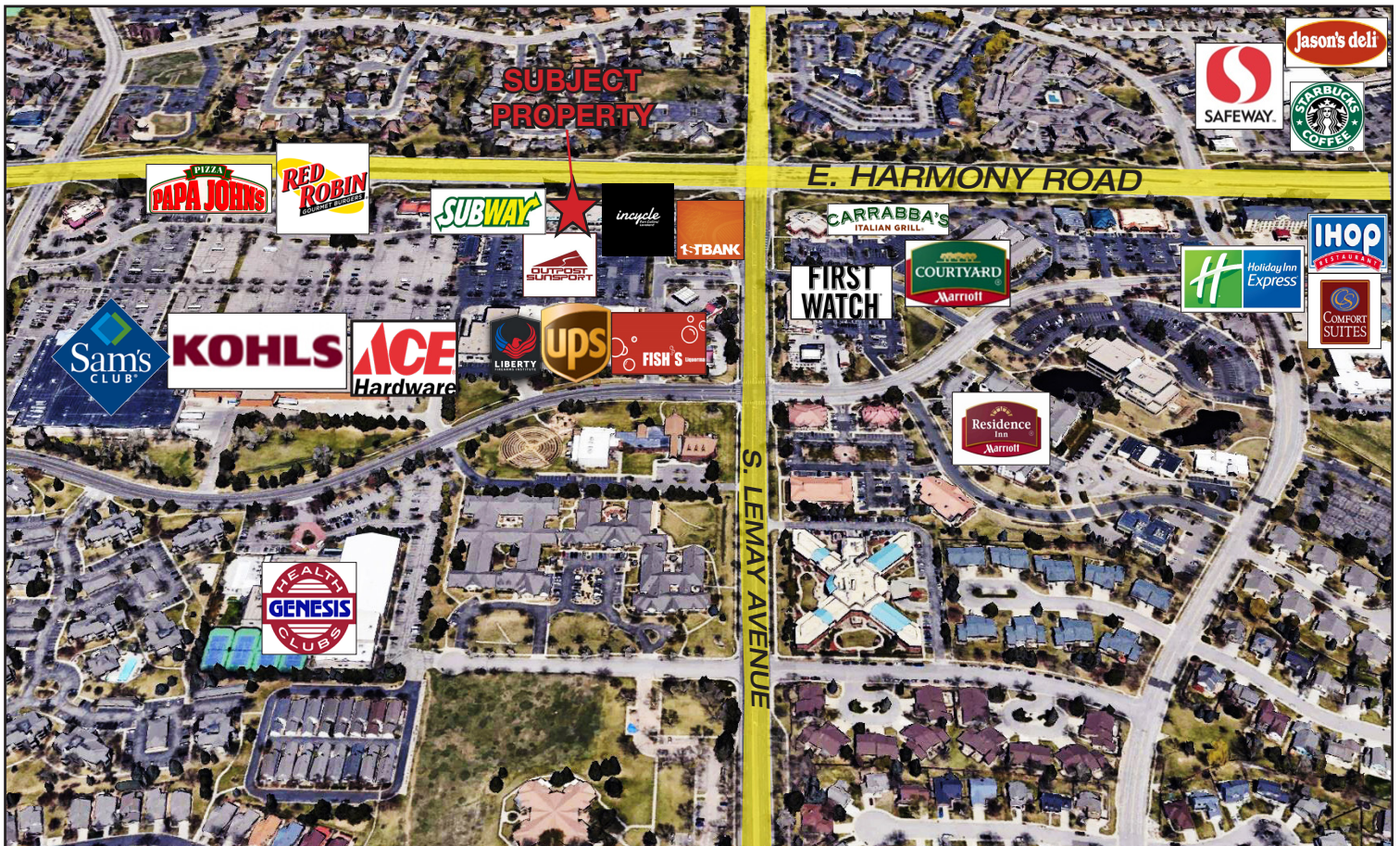
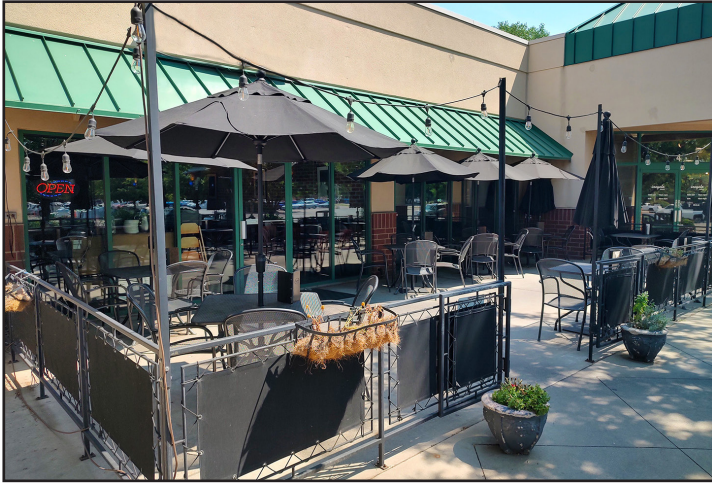


MINDFULLY CREATING COMMUNITY

RESTAURANT SPACE FOR LEASE

931 E. Harmony Rd., Fort Collins, CO

- 2024 Top 100 Best Places to Live: **Livability** - April 2024
- Best Place to Live in Northern Colorado Region: **The Colorado Sun** - October 2023
- Certified Healthy Workplace Award: **Healthy Links** - 2016-2023
- No. 1 Best Place to Live in Colorado: **Forbes** - October 2022
- No. 8 Most Fitness Friendly Places for 2021: **Smart Asset** - December 2020



The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 9/24/2024

1712 Topaz Drive, Loveland, CO 80537 | P: 970-667-7000 | WWW.LCREALESTATEGROUP.COM