

3710

**JOHN F. KENNEDY
PARKWAY**
FORT COLLINS, CO

**AVAILABLE
FOR SALE**



PROPERTY HIGHLIGHTS

- Approx. 1.0 - 3.3 acres
- Sales Price: \$800,000 - \$2,400,000
- Great infill site
- Centrally located
- Excellent demographics and access



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JOHN F. KENNEDY PARKWAY FORT COLLINS, CO

AVAILABLE FOR SALE

The property at 3710 JFK Parkway in Fort Collins, Colorado, spans 1-3.27 acres and is designated for commercial use. It offers a prime location with potential for retail, office, or mixed-use development. The site is fully entitled, meaning it is ready for development without the need for additional city planning approvals. Its proximity to amenities and scenic views of the Front Range mountains make it an attractive investment opportunity.



**Lot lines are approx and not exact*

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 POPULATION	12,529	106,617	177,690
2029 PROJECTED POPULATION	13,294	112,522	188,080
2024 HOUSEHOLD ESTIMATE	5,751	43,358	71,987
2024 AVG HOUSEHOLD INCOME	\$89,723	\$101,912	\$100,014
DAYTIME POPULATION	14,597	113,047	186,887

FOR MORE INFORMATION, PLEASE CONTACT:

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