

# KING SOOPERS ANCHORED DRIVE-THRU AVAILABLE

# 1880

N. COLLEGE AVENUE  
FORT COLLINS, CO 80524  
TURN KEY COFFEE-SHOP WITH DRIVE-THRU

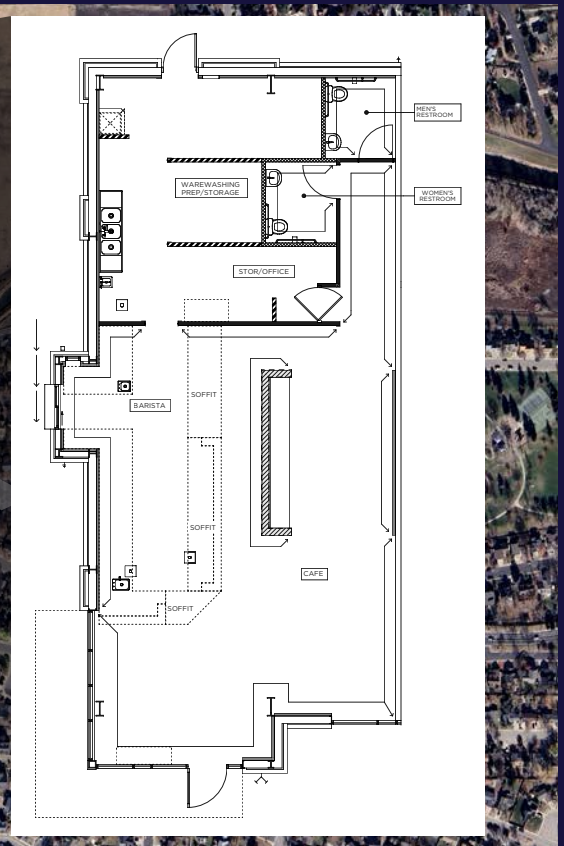


## DRIVE-THRU AVAILABLE FOR LEASE

SUITE 110 | SIZE: 1,800 SF  
LEASE RATE: \$40.00/SF NNN



# // SITE PLAN



# // LOCATION MAP



DEMOGRAPHICS	CoStar, 2024		
	1 Mile	3 Miles	5 Miles
2024 Population (Pop.)	6,852	48,724	116,363
2029 Pop. Projection	7,276	48,724	119,870
Average HH Income	\$78,916	\$87,020	\$86,261
Daytime Population	2,563	38,607	69,339

TRAFFIC COUNT	CDOT, 2024	
	Street	Vehicles Per Day
	N. College Ave.	25,864 VPD
	Highway 1	9,527 VPD

## FOR MORE INFORMATION, PLEASE CONTACT:

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