

front range VILLAGE

2880 EAST HARMONY ROAD | FORT COLLINS, CO



INFORMATION

- Former Famous Dave's, fully built out, full service restaurant
- FF & E Negotiable
- Great visibility on Harmony Road
- On an out-parcel of the strong performing Front Range Village
- Join Target, Lowes, Sprouts, Sports Authority, Cost Plus, DSW, BJ's Brewhouse, Five Guys, HuHot, Panera, DazBog and more!

DEMOGRAPHICS

Source: Allocate Data 2013	1 MILE	3 MILE	5 MILE
2013 Population	8,428	47,912	112,156
Avg Household Inc.	\$93,945	\$87,326	\$76,203
Employees	8,403	30,540	74,170
Businesses	377	2,090	5,877

TRAFFIC COUNTS

Source: City of Fort Collins 2013	
On Harmony east of Ziegler Rd	43,723 cars/day
On Harmony west of Gifford Ct	35,555 cars/day
On Ziegler Rd north of Harmony Rd	22,000 cars/day
On Ziegler Rd south of Harmony Rd	11,880 cars/day

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B R O K E R A G E

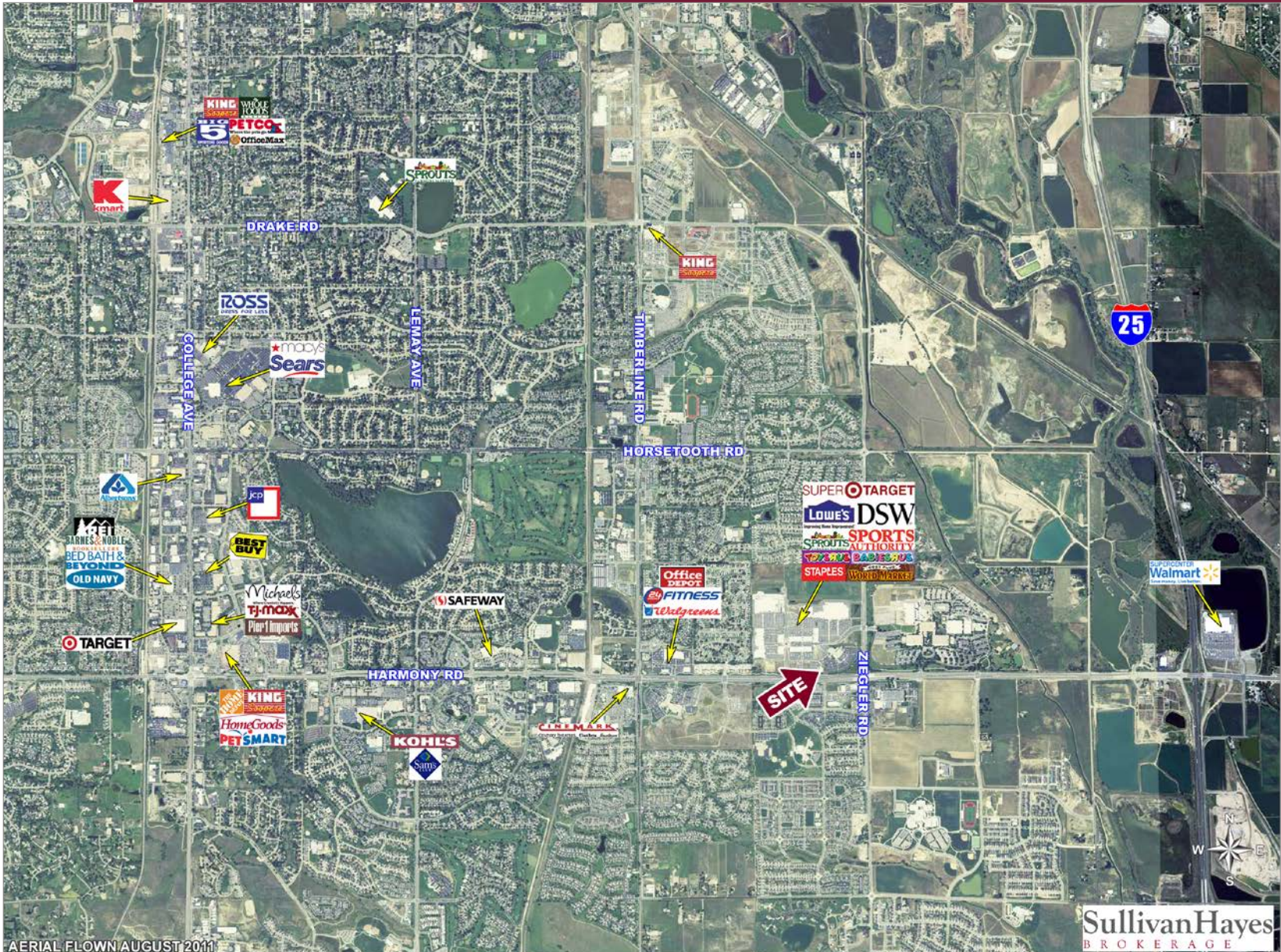
we are
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AERIAL FLOWN AUGUST 2011

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BROKERAGE

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